

PLANNING COMMISSION

MEETING OF

MARCH 22, 2001

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

5:30 PM

COMMISSIONERS BRIEFING:

PRESENT:

Craig Galati - Chairman
Richard Truesdell - Vice Chairman
Michael Buckley
Hank Gordon
Byron Goynes
Stephen Quinn

EXCUSED:

Lanny Littlefield

STAFF PRESENT:

John Koswan - Planning & Development Dept.
Chris Glore - Planning & Development Dept.
Joel McCulloch – Planning & Development Dept.
Phyllis Gabb – Planning & Development Dept.
Rick Schroder - Public Works
Daphnee Legarza – Public Works
Bryan Scott - City Attorney's Office
Gabriela Portillo-Brenner – City Clerk's Office
Linda Owens - City Clerk's Office

Joel McCulloch, Planning and Development Department, called the Briefing to order at 5:30 P.M.

Item No. A-2, TM-0008-01:

Mr. McCulloch started the briefing by saying that the applicant will be requesting to have this item pulled from the Consent portion of the agenda to discuss a couple of the conditions.

Item No. B-1, GPA-0047-00:

Mr. McCulloch said that on March 14, 2001 the applicant requested that this item be withdrawn without prejudice. This request is inappropriate for the area.

Item No. B-6, U-0182-00:

Mr. McCulloch explained that staff is requesting this item be held in abeyance until the April 26, 2001 meeting to further discuss parking requirements and other site issues and the applicant concurs.

Item Nos. B-8, V-0005-01, B-9, Z-0001-01(1), and C-3, TM-0006-01:

Mr. McCulloch stated that the applicant is requesting abeyance of these items indefinitely to work with the surrounding neighbors and staff on a possible new site design.

Item No. B-15, V-0013-01:

Mr. McCulloch said that staff is requesting abeyance until the April 26, 2001 meeting to re-notify the request for an expansion of a non-conforming building.

Item No. B-16, SD-0010-01:

Mr. McCulloch explained that staff is requesting this item be stricken because during the review process it was determined that this application is not needed.

Item No. B-30, U-0035-01:

Mr. McCulloch said that on March 21, 2001 the applicant requested this item be held in abeyance until the April 26, 2001 meeting to work with staff on some concerns.

Item No. B-35, SD-0012-01:

Mr. McCulloch said that on March 22, 2001 the applicant requested this item be held in abeyance until the April 26, 2001 meeting in order to revise the site plan.

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COMMISSIONERS BRIEFING:

Item No. B-36, Z-0012-98(3):

Mr. McCulloch noted that staff would like to have this item held in abeyance until the April 26, 2001 meeting.

Item C-2, Z-0071-99(4):

Mr. McCulloch advised that staff is requesting this item be held in abeyance. The applicant has not provided staff with revised elevations or site plans. However, he was concerned that the applicant may bring a revised site plan to the meeting without staff having seen it.

Item No. C-4, Z-0020-97(31):

Mr. McCulloch noted that on March 22, 2001 the applicant requested abeyance until the April 26, 2001 meeting to work on some outstanding issues. This is a request for a parking lot in the University Medical District and a waiver of the sidewalk.

Item No. D-1, TA-0001-01:

Mr. McCulloch said staff is requesting this item be stricken. A different request will be brought back.

OTHER ISSUES:

Item Nos. B-2 through B-5:

Mr. McCulloch pointed out that staff is recommending denial of the Variances for parking and setbacks and approval of the Variance for lot width in regard to those items.

Item No. B-7, SD-0003-01:

Mr. Glore felt the applicant will bring up a condition of a block wall along Martin L. King Boulevard. The applicant does not want it to be put up until the building permit is issued. Daphnee Legarza thought the wall should be constructed because in the future that could be overlooked.

Item No. B-13, V-0017-01:

Mr. McCulloch said staff is recommending denial of the Variance for open space because the hardship is self-imposed.

Item No. B-14, Z-0011-01(1):

Chris Glore, Planning and Development, said staff is requesting private streets, but the applicant wants the streets to be public. In addition, the applicant said the open space will be maintained by the adjacent Gold Rush II.

Item Nos. B-17, V-0015-01, B-18, U-0031-01, and B-19, Z-0068-75(9):

Mr. McCulloch stated that staff is recommending denial of the

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COMMISSIONERS BRIEFING:

Variance for setbacks, the Special Use Permit for mini-storage and site plan based on the lack of physical hardship and negative effects of a 13 foot high wall adjacent to single family development. The interior buildings do not have to meeting residential adjacency requirements. However, there is a mini-storage to the west.

Item No. B-21, U-0171-93(2):

Mr. Glore pointed out that staff is recommending approval of this billboard, but have added a new condition which requires that if this billboard can be removed a new one cannot be put up until it meets all of the Title 19 requirements. That would need a new approval.

Item No. B-23, U-0028-01:

Mr. McCulloch said staff is recommending denial of this billboard, based on the recently begun Las Vegas Boulevard business façade improvement program, etc. Apparently a member of staff told the applicant that he could remove the six small billboards and put up one large one.

Item No. B-30, U-0035-01:

Daphnee Legarza explained that if an abeyance is not granted on this item a new sentence needs to be added to Condition No. 5 indicating that the condition will not be enforced if there are improvements in the area that are dedicated.

Item No. B-31, Z-0020-97(32):

Mr. McCulloch said staff met with the applicant after the Staff Reports were written. As a result of that meeting some of the conditions have been changed. Some of the changes relate to the location of the building, landscaping and parking.

Item No. B-32, Z-0100-97(3):

Mr. Glore pointed out that this is a high profile item.

Item No. No. B-37, U-0138-99(1):

Mr. McCulloch noted that staff is recommending denial of this application. Daphnee Legarza, Public Works, added that the applicant should put in the half-street improvements because nothing has changed in this area.

Item No. B-38, U-0147-99(1):

Mr. McCulloch said staff is recommending denial because the only justification for this request would be for financial reasons.

Mr. McCulloch adjourned the Briefing at 5:46 P.M.

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ITEM

ACTION

6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL TO ORDER:

6:00 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Craig Galati	Present
Chairman	
Richard Truesdell	Present
Vice Chairman	
Michael Buckley -	Present
Hank Gordon	Present
Byron Goynes	Present
Lanny Littlefield	Excused
Stephen Quinn	Present

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,
500 South Grand Central Parkway
Senior Citizens Center,
450 East Bonanza Road
Clark County Courthouse,
200 East Carson Avenue
Court Clerk's Office Bulletin Board,
City Hall Plaza
City Hall Plaza, Special Outside Posting
Bulletin Board

MINUTES:

Approval of the minutes of the February 22, 2001 Planning Commission meeting.

CHAIRMAN GALATI called the meeting to order at 6:00 P.M. He announced that students representing Future Elected Leaders of American would be sitting with the Commissioners for a portion of the meeting.

STAFF PRESENT:

John Koswan, Planning Manager,
Planning and Development Department
Chris Glore, Planning Supervisor,
Planning and Development Department
Joel McCulloch, Senior Planner,
Planning and Development Department
Phyllis Gabb, Planner I,
Planning and Development Department
Jody Donahue, Planning Technician,
Planning and Development Department
Rick Schroder, Project Engineer,
Public Works
Daphnee Legarza, Project Engineer,
Public Works
Bryan Scott, Deputy City Attorney,
City Attorney's Office
Gabriela Portillo-Brenner, Deputy City Clerk,
City Clerk's Office
Linda Owens, Deputy City Clerk,
City Clerk's Office

MR. GLORE announced this meeting is in compliance with the Open Meeting Law.

**Truesdell -
APPROVED
Unanimous
(Littlefield excused)**

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ITEM

ACTION

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

CHAIRMAN GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

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ITEM

ACTION

A.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

A-1.

TM-0004-01 - LONE MOUNTAIN CONDOMINIUMS - SOUTHWEST DESERT EQUITIES, ET AL

Request for a Tentative Map for 349 units on 21.34 acres on the south side of Alexander Road, approximately 360 feet west of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review Application [Z-0033-97(19)] and the Lone Mountain Master Plan Development Standards.

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City departments and State Subdivision Statutes.

CHAIRMAN GALATI stated the Consent items may be discussed if a Commission Member or Applicant so desires.

Truesdell -

APPROVED ITEM NOS. A-1 AND A-3 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Littlefield excused)**

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated that Item No. A-2 should be pulled off the Consent agenda and discussed separately.

COMMISSIONER BUCKLEY said he will be abstaining on Item No. A-6 since a partner in his law firm is on the Board of Directors of New Vista Ranch.

This is final action.

(6:24 - 6:26) 1 - 800

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ITEM

ACTION

**TM-0004-01 - LONE MOUNTAIN
CONDOMINIUMS - SOUTHWEST DESERT
EQUITIES, ET AL**

APPROVED

5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Meet with the City Collection Systems Planning Section of the Department of Public Works to determine an appropriate alignment to provide sewer service to this site prior to the submittal of any sewer-related construction drawings. Comply with the recommendations of the Collection Systems Planning Section.

7. All gated entries shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

8. Site development to comply with all applicable Conditions of Approval for Z-0033-97(19).

9. The parking lot and drive aisles as depicted on this Tentative Map are acceptable to provide on-site circulation within this development.

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A
APPROVALS 0
PROTESTS 0

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ITEM

ACTION

A-2.

**TM-0008-01 - IRON MOUNTAIN RANCH -
VILLAGE 1 - IRON MOUNTAIN RANCH
ALLIANCE, LIMITED LIABILITY COMPANY**

Request for a Tentative Map for 110 lots on approximately 38 acres located at the southeast corner of the intersection of Jones Boulevard and Grand Teton Drive, U (Undeveloped) Zone [R (Rural) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If a Final Map is not approved and recorded on all or a portion of the area embraced by the Tentative Map within two years following the date of approval of the Tentative Map the Tentative Map application and approval shall lapse and a new Tentative Map shall be required.

2. Provide and construct concurrent with development of this site, a minimum 20-foot wide multi-use trail on the south side of Grand Teton Drive. A maximum of five feet of the trail may be located within the public right-of-way. Landscaping of the trail shall be as required by the Planning and Development Department and shall be maintained by the homeowner's association.

3. Construct and landscape the median depicted in Grand Teton Drive, which shall be maintained by the homeowner's association.

Public Works

4. Parcel Map PM-56-98 shall record prior to the recordation of a Final Map for this site.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 4 AMENDED TO READ: IF REQUIRED BY THE CITY SURVEYOR, PARCEL MAP PM-56-98 SHOULD RECORD PRIOR TO THE RECORDATION OF A FINAL MAP FOR THIS SITE.

Motion carried with Buckley abstaining due to the fact KB Homes is a client of his law firm and Gordon not voting. (Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated there is an issue with Condition No. 4. The applicant indicated that the Parcel Map has been withdrawn.

CHRIS ARAMBULA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent KB Homes. He discussed Condition No. 4 with staff.

DAPHNEE LEGARZA, Public Works, said it is uncertain whether that condition should be removed. However, it could be amended to read: If required by the City Surveyor, Parcel Map PM-56-98 shall record prior to the recordation of a Final Map for this site.

MR. ARAMBULA concurred with the amended condition.

COMMISSIONER BUCKLEY said KB Homes is a client of his law firm, so he would be abstaining on this item.

This is final action.

(6:26 - 6:29) 1 - 850

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ITEM

ACTION

**TM-0008-01 - IRON MOUNTAIN RANCH -
VILLAGE 1 - IRON MOUNTAIN RANCH
ALLIANCE, LIMITED LIABILITY COMPANY**

APPROVED

5. Dedicate 10 feet of right-of-way adjacent to this site for a total half-street width of 60 feet on Grand Teton Drive, and 30 feet for Whispering Sands Drive. Also, dedicate a 54-foot radius on the southeast corner of Grand Teton Drive and Jones Boulevard and a 25-foot radius on the northeast corner of Jones Boulevard and Whispering Sands Drive.

6. Construct half-street improvements including appropriate overpaving on Grand Teton Drive, Jones Boulevard and Whispering Sands Drive, including appropriate overpaving if legally able, adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. Extend public sewer to the west edge of this site in the Whispering Sands Drive alignment to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

8. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of a Final Map.

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**TM-0008-01 - IRON MOUNTAIN RANCH -
VILLAGE 1 - IRON MOUNTAIN RANCH
ALLIANCE, LIMITED LIABILITY COMPANY**

APPROVED

9. A Homeowner's Association shall be established to maintain all perimeter walls, private drives, multi-use trail corridors, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

10. The design and layout of all on-site private and public circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

11. Site development to comply with all applicable Conditions of Approval for Zoning Application Z-16-98 and all other subsequent site-related actions.

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer or the Planning Commission prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-3.

TM-0006-00(1) - BUFFALO/95 (DAVIS) (A COMMERCIAL SUBDIVISION) - CENTENNIAL COURT, LIMITED LIABILITY COMPANY

Request for an Extension of Time on an approved Tentative Map for 2 lots on 10.22 acres located on the north side of Sky Pointe Drive, west of the Conough Lane alignment, C-2 (General Commercial) Zone under Resolution of Intent to TC (Town Center), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Tentative Map will expire on March 9, 2002.

2. The application shall conform to all Conditions of Approval of the original Tentative Map (TM-0006-00), Rezoning (Z-0074-99), Site Development Plan Review [Z-0074-99(1)] and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -
APPROVED ITEM NOS. A-1 AND A-3 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Littlefield excused)**

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated that Item No. A-2 should be pulled off the Consent agenda and discussed separately.

COMMISSIONER BUCKLEY said he will be abstaining on Item No. A-6 since a partner in his law firm is on the Board of Directors of New Vista Ranch.

This is final action.

(6:24 - 6:26) 1 - 800

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ITEM

ACTION

A-4.

A-0002-01(A) - JOHANNA C. KONINGH, ET AL

Petition to Annex property located on the northeast corner of Jones Boulevard and Doe Avenue (APN: 163-01-201-009) containing approximately 1.6 acres, Ward 1 (M. McDonald).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 AND A-3 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Littlefield excused)**

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated that Item No. A-2 should be pulled off the Consent agenda and discussed separately.

COMMISSIONER BUCKLEY said he will be abstaining on Item No. A-6 since a partner in his law firm is on the Board of Directors of New Vista Ranch.

This is final action.

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ACTION

A-5.

**A-0003-01(A) - PAUL AND YVONNE MILKO
REVOCABLE LIVING TRUST**

Petition to Annex property located on the east side of Juliano Road approximately 330 feet south of Hickam Avenue (APN: 138-05-801-012), containing approximately 2.5 acres, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 AND A-3 THROUGH A-11,
SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous
(Littlefield excused)**

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated that Item No. A-2 should be pulled off the Consent agenda and discussed separately.

COMMISSIONER BUCKLEY said he will be abstaining on Item No. A-6 since a partner in his law firm is on the Board of Directors of New Vista Ranch.

This is final action.

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ITEM

ACTION

A-6.

A-0004-01(A) - NEW VISTA RANCH, INC.

Petition to Annex property located on the southwest corner of Rainbow Boulevard and Grand Teton Drive (APN: 125-15-501-002), containing approximately 15.1 acres, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 AND A-3 THROUGH A-11,
SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous
(Littlefield excused)**

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated that Item No. A-2 should be pulled off the Consent agenda and discussed separately.

COMMISSIONER BUCKLEY said he will be abstaining on Item No. A-6 since a partner in his law firm is on the Board of Directors of New Vista Ranch.

This is final action.

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ITEM

ACTION

A-7.

A-0005-01(A) - CHRIS AND SANDRA PAYAN

Petition to Annex property located approximately 150 feet south of Brooks Avenue and 130 feet east of Maverick Street (APN: 138-14-602-006), containing approximately 0.5 acre, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 AND A-3 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Littlefield excused)**

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated that Item No. A-2 should be pulled off the Consent agenda and discussed separately.

COMMISSIONER BUCKLEY said he will be abstaining on Item No. A-6 since a partner in his law firm is on the Board of Directors of New Vista Ranch.

This is final action.

(6:24 - 6:26) 1 - 800

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ITEM

ACTION

A-8.

A-0006-01(A) - KENNETH AND KATHRYN CYPERT

Petition to Annex property located on the south side of Brooks Avenue approximately 100 feet west of Jones Boulevard (APN: 138-14-603-003) containing approximately 1.41 acres, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 AND A-3 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Littlefield excused)**

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated that Item No. A-2 should be pulled off the Consent agenda and discussed separately.

COMMISSIONER BUCKLEY said he will be abstaining on Item No. A-6 since a partner in his law firm is on the Board of Directors of New Vista Ranch.

This is final action.

(6:24 - 6:26) 1 - 800

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ITEM

ACTION

A-9.

**A-0007-01(1) - KARL AND SUSAN LARSEN
FAMILY TRUST**

Petition to Annex property located on the west side of Mustang Street approximately 300 feet north of Cheyenne Avenue (APN: 138-11-801-015), containing approximately 0.5 acre, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 AND A-3 THROUGH A-11,
SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous
(Littlefield excused)**

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated that Item No. A-2 should be pulled off the Consent agenda and discussed separately.

COMMISSIONER BUCKLEY said he will be abstaining on Item No. A-6 since a partner in his law firm is on the Board of Directors of New Vista Ranch.

This is final action.

(6:24 - 6:26) 1 - 800

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ITEM

ACTION

A-10.

**A-0008-01(A) - KRAUSS ENTERPRISES,
LIMITED LIABILITY COMPANY**

Petition to Annex property located on the west side of Decatur Boulevard, approximately 260 feet north of Smoke Ranch Road (APN: 138-13-801-063), containing approximately 0.62 acre, Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 AND A-3 THROUGH A-11,
SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous
(Littlefield excused)**

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated that Item No. A-2 should be pulled off the Consent agenda and discussed separately.

COMMISSIONER BUCKLEY said he will be abstaining on Item No. A-6 since a partner in his law firm is on the Board of Directors of New Vista Ranch.

This is final action.

(6:24 - 6:26) 1 - 800

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ITEM

ACTION

A-11.

A-0009-01(A) - LINDA M. HEIDEMANN TRUST

Petition to Annex property generally located on the north side of O'Hare Road, east of the Fort Apache Road alignment (APN: 125-05-301-005 and 008), containing approximately 13.41 acres, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEM NOS. A-1 AND A-3 THROUGH A-11, SUBJECT TO STAFF'S CONDITIONS.

**Unanimous
(Littlefield excused)**

CHAIRMAN GALATI stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, stated that Item No. A-2 should be pulled off the Consent agenda and discussed separately.

COMMISSIONER BUCKLEY said he will be abstaining on Item No. A-6 since a partner in his law firm is on the Board of Directors of New Vista Ranch.

This is final action.

(6:24 - 6:26) 1 - 800

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ACTION

B.

PUBLIC HEARING ITEMS:

B-1.

ABEYANCE - RENOTIFICATION - GPA-0047-00 - CENTER HOMES DBA REAL HOMES

Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on approximately 12.4 acres on the southwest corner of the intersection of Craig Road and Tenaya Way (APN: 138-03-303-001), Ward 4 (Brown).

ON MARCH 14, 2001 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

Quinn -

WITHDRAWN WITHOUT PREJUDICE

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business and the President of Real Homes is a partner of his firm in a shopping center.

(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated that on March 14, 2001 the applicant requested this item be withdrawn without prejudice.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. His office tried to contact everyone involved to advise them that the applicant would be requesting this item be withdrawn without prejudice.

CHAIRMAN GALATI declared the Public Hearing open.

JOSEPH HANSON, 8102 Mackenzie Court, appeared to ask that if this item is withdrawn whether the applicant would have to start over if they decide to proceed with this request.

CHAIRMAN GALATI explained that the applicant would have to file a new application, etc. He declared the Public Hearing closed.

This is final action.

(6:03 - 6:06) 1 - 100

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ITEM

ACTION

B-2.

ABEYANCE - Z-0002-01 - ALBERT EUGENE, LIMITED PARTNERSHIP

Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.17 acre at 701 South Ninth Street (APN: 139-34-810-078), PROPOSED USE: 7,066 SQUARE FOOT OFFICE BUILDING, Ward 5 (Weekly).

NOTICES MAILED 144 [Mailed with Z-0002-01(1), V-0002-01 & V-0006-01]

APPROVALS 0 [3/22/01 PC]
0 [2/22/01 PC]

PROTESTS 2 [3/22/01 PC]
1 [2/22/01 PC]
2 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate a 15-foot radius on the southeast corner of Ninth Street and Garces Avenue prior to the issuance of any permits.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield excused)**

CHRIS GLORE, Planning and Development, stated this site is designated Low-Density Professional Office conversion by the Downtown Redevelopment Plan Implementation Designations. The request for rezoning to P-R (Professional Office and Parking) is consistent with the General Plan's Downtown Redevelopment Plan designation.

JOHN KIDD, Albert Eugene, Limited Partnership, 9528 Scenic Sunset Drive, said the site plan has been revised which he showed on the monitor. The parking has been changed so the access is off Garces Avenue. However, they still have nine parking spaces. This building will have a full basement. Quite a few of the interested parties for purchasing or leasing are law firms who seem to have a demand for storing documents. They may chain link off some of the basement into segments and sublet that space for other law offices. They plan to have four large offices per floor and the remainder developed for general office area. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He asked how many tenants will be in this building. There should be three parking spaces and one visitor space per tenant considering this is a law building.

KATHLEEN AUGUST, 707 South 9th Street, appeared in protest. There are homeless persons occupying the space behind the building. She prefers the building to be located right up to the property line and well lit. Metro is not concerned about the criminal element in the neighborhood even though she has been accosted by the homeless.

CHAIRMAN GALATI declared the Public Hearing closed.

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**ABEYANCE - Z-0002-01 - ALBERT
EUGENE, LIMITED PARTNERSHIP**

4. Construct all incomplete half-street improvements (sidewalk and streetlights) on Ninth Street and Garces Avenue, including a handicap ramp on the southeast corner of Ninth Street and Garces Avenue, concurrent with development of this site. Also, construct full width alley improvements adjacent to this extending northward to tie into existing improvements along Garces Avenue concurrent with development of this site.

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be

MR. KIDD responded that there are no definite tenants at this time. There will be a landscape area in the front with a fountain. The parking lot access would come off the alley. If Garces is ever widened it would cut up the neighborhood. He is not completely satisfied with the appearance of the building, but has designed it to meet the City's standards. He is willing to eliminate the basement. He would like to build a structure this year. A cutout driveway could be placed in the front yard with an ingress/egress and a couple of parking spaces on it, or with parking just in the circle.

COMMISSIONER BUCKLEY asked if the basement is completely below the ground.

MR. KIDD explained that the basement will be approximately 18 inches above the curb level, but it is a full basement. There will not be any parking in the basement level.

CHAIRMAN GALATI felt this building is too large for the site. There are other ways to handle the setbacks and deter the homeless from sleeping on the property. He was also concerned about the exterior stairway where people can hide under, etc. The aesthetics need to have more character. This is a request for too much reduction in parking when it is unknown who will be the tenants.

COMMISSIONER QUINN commented that at the last meeting a similar project was approved. However, the occupant was an attorney and the site plan was known. Those elevations were superior to this project. He was concerned about the number of occupants versus the number of parking spaces.

NOTE: See Item Nos. B-3, B-4 and B-5 for related discussion.

To be heard by the City Council on May 2, 2001.

(6:29 - 7:00) 1 - 970

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**ABEYANCE - Z-0002-01 - ALBERT
EUGENE, LIMITED PARTNERSHIP**

APPROVED

granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. Landscape and maintain all unimproved right-of-way on Ninth Street and Garces Avenue adjacent to this site.

8. Submit an Encroachment Agreement for all private improvements located in the Ninth Street and Garces Avenue public right-of-way adjacent to this site prior to occupancy of this site.

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ITEM

ACTION

B-3.

ABEYANCE - RENOTIFICATION - V-0002-01
ALBERT EUGENE, LIMITED PARTNERSHIP

Request for a Variance TO ALLOW 9 PARKING SPACES WHERE 19 PARKING SPACES ARE REQUIRED, AND TO ALLOW A LOT WIDTH OF 50 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED at 701 South Ninth Street (APN: 139-34-810-078), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 5 (Weekly).

NOTICES MAILED 144 [3/22/01 PC]
 144 [2/22/01 PC]
 Mailed with Z-
 0002-01, Z-0002-01(1),
 & V-0006-01]

APPROVALS 0 [3/22/01 PC]
 0 [2/22/01 PC]

PROTESTS 3 [3/22/01 PC]
 1 [2/22/01 PC]
 2 Speakers

STAFF RECOMMENDATION: DENIAL OF
 VARIANCE TO PARKING

APPROVAL OF
 VARIANCE TO MINIMUM LOT WIDTH,
 subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0002-01), Variance (V-0006-01), and Site Development Plan Review [Z-0002-01(1)].

2. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

Gordon -
APPROVED VARIANCE OF MINIMUM LOT WIDTH AND SUBJECT TO STAFF'S CONDITIONS.

Unanimous
(Littlefield excused)

Gordon -
DENIED PARKING VARIANCE.

Unanimous
(Littlefield excused)

CHRIS GLORE, Planning and Development, stated the applicant is proposing a 53% reduction from the minimum number of parking spaces required for the proposed office. There is no evidence of an exceptional situation in this case since the site is undeveloped and the office building could be reduced in size to meet the parking requirements of Title 19A.10.010. This parcel includes a 10-foot wide dedication of public right-of-way along Garces Avenue, which makes compliance with a minimum 60-foot lot width required in the P-R zone not possible given the configuration of the parcel. However, this is a case of an extraordinary and exceptional situation given the existing configuration of the parcel. Staff recommended approval of a Variance for the minimum lot width for P-R zoning. This Variance request is in response to a financial hardship, which is not an appropriate consideration. Staff recommended denial.

JOHN KIDD, Albert Eugene, Limited Partnership, 9528 Scenic Sunset Drive, felt that instead of reducing the building there could be more parking.

APPEARANCES:

TODD FARLOW, 240 North 19th Street
 KATHLEEN AUGUST, 707 South 9th Street

NOTE: See Item Nos. B-2, B-4 and B-5 for related discussion.

To be heard by the City Council on May 2, 2001.

(6:29 - 7:00) 1 - 970

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ITEM

ACTION

B-4.

ABEYANCE - V-0006-01 - ALBERT EUGENE, LIMITED PARTNERSHIP

Request for a Variance TO ALLOW A ZERO FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED, AND TO ALLOW A FIVE FOOT SIDE YARD SETBACK WHERE 90 FEET IS THE MINIMUM SETBACK REQUIRED FOR RESIDENTIAL ADJACENCY at 701 South Ninth Street (APN: 139-34-810-078), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

NOTICES MAILED 144 [Mailed with Z-0002-01, Z-0002-01(1) & V-0002-01]

APPROVALS 0 [3/22/01 PC]
0 [2/22/01 PC]

PROTESTS 2 [3/22/01 PC]
1 [2/22/01 PC]
2 Speakers

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0002-01), Variance (V-0002-01), and Site Development Plan Review [Z-0002-01(1)].

2. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

**Gordon -
DENIED
Unanimous
(Littlefield excused)**

CHRIS GLORE, Planning and Development, stated this is a request for setbacks. Staff recommended denial.

JOHN KIDD, Albert Eugene, Limited Partnership, 9528 Scenic Sunset Drive, thought the main problem is having a two-story building beside the neighbor's residential property. However, he thought that property may be sold and developed as commercial. There will not be any windows on the neighbor's side of the building and it will be fire rated.

APPEARANCES:
TODD FARLOW, 240 North 19th Street
KATHLEEN AUGUST, 707 South 9th Street

NOTE: See Item Nos. B-2, B-3 and B-5 for related discussion.

To be heard by the City Council on May 2, 2001.

(6:29 - 7:00) 1 - 970

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ITEM

ACTION

B-5.

ABEYANCE - Z-0002-01(1) - ALBERT EUGENE, LIMITED PARTNERSHIP

Request for a Site Development Plan Review FOR A PROPOSED 7,066 SQUARE FOOT OFFICE BUILDING AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 0.17 acre at 701 South Ninth Street (APN: 139-34-810-078), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

NOTICES MAILED 144 [Mailed with Z-0002-01, Z-0002-01(1) & V-0002-01]

APPROVALS 0 [3/22/01 PC]
0 [2/22/01 PC]

PROTESTS 2 [3/22/01 PC]
1 [2/22/01 PC]
2 Speakers

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The City Council shall approve a Rezoning to a P-R (Professional Office and Parking) Zoning District.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0002-01), Variance (V-0002-01), and Variance (V-0006-01) prior to the issuance of any permits, any site grading, and all development activity for the site.

3. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

**Gordon -
DENIED
Unanimous
(Littlefield excused)**

CHRIS GLORE, Planning and Development, stated this is the site plan for an office building and waiver of the landscaping. Staff recommended denial.

JOHN KIDD, Albert Eugene, Limited Partnership, 9528 Scenic Sunset Drive, appeared to represent this portion of the request.

APPEARANCES:
TODD FARLOW, 240 North 19th Street
KATHLEEN AUGUST, 707 South 9th Street

NOTE: See Item Nos. B-2, B-3 and B-4 for related discussion.

To be heard by the City Council on May 2, 2001.

(6:29 - 7:00) 1 - 970

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**ABEYANCE - Z-0002-01(1) - ALBERT
EUGENE, LIMITED PARTNERSHIP**

DENIED

4. The landscape plan shall be revised to depict compliance with the landscape requirements of Title 19A.12.030 for a planter of 15 feet in width, wholly within the site along the site frontage, or a waiver for landscaping shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

5. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

Public Works

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

9. Any proposed gates that will extend across the parking lot entry shall remain open during normal business hours.

10. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-2-01, Variance Request V-2-01 (both on this same agenda) and all other subsequent site-related actions.

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ITEM

ACTION

B-6.

ABEYANCE - RENOTIFICATION - U-0182-00
- CRAIG MARKETPLACE LIMITED LIABILITY
COMPANY

Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT TAVERN located approximately 650 feet south of Craig Road and 650 feet east of Tenaya Way (APN: 138-03-701-020), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 26, 2001 PLANNING COMMISSION MEETING

Buckley -

ABEYANCE TO THE APRIL 26, 2001 PLANNING COMMISSION MEETING.

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business and the owner of the shopping center is partners of his firm in another property and the tenant is partners with his firm in another property, and Truesdell abstaining because his office performs some real estate work for the applicant.

(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance until the April 26, 2001 Planning Commission meeting in order to work out parking issues, as well as some other site issues.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. They need to work out some issues on the site plan.

CHAIRMAN GALATI declared the Public Hearing open.

EDWARD LOCKE, 7433 Bush Garden Avenue, appeared to ask if this item will be back on the agenda.

ATTORNEY GRONAUER responded that this item is being worked on with staff regarding some parking concerns and design of the building. They will be coming back with revised plans. They plan to meet with some of the residents in the area to discuss the revised plans.

MR. LOCKE said the neighborhood is objecting to a bar on this property. That was never on the original site plan.

PAT DAVIS appeared to state that when she moved into this area she was told it was residential. Now, the developers want to change the area to commercial. Since McDonald's fast food restaurant has come into the area there has been loitering and graffiti. This bar will be too close to a school, so this request should not be allowed at all.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on April 26, 2001.

(6:06 - 6:12) 1 - 180

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ITEM

ACTION

B-7.

ABEYANCE - SD-0003-01 - VERLAS CORPORATION ON BEHALF OF UNITED PARCEL SERVICE

Request for a Site Development Plan Review FOR A PROPOSED 54,520 SQUARE FOOT PARKING STRUCTURE, 7,850 SQUARE FOOT MAINTENANCE AND ANCILLARY FACILITY; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 6.7 acres at 740 North Martin L. King Boulevard (APN: 139-28-703-001 and 009), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).

NOTICES MAILED 43 [Mailed with U-0005-01]

APPROVALS 0

PROTESTS 2 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval by City Council and conformance to the Conditions of Approval for Special Use Permit U-0005-01 prior to any new development on this site.
2. The landscape plan shall be revised to reflect minimum 24-inch box trees planted a maximum 20 feet on-center and shrubs a minimum five-gallon size within provided planters.
3. Along McWilliams Avenue, any existing gaps in the landscaping planter shall be planted to match existing landscaping.
4. Landscape planters and razor wire security fencing shall be regularly cleared of trash and debris.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH CONDITION NO. 5 AMENDED THAT THE WALL SHALL BE INSTALLED ALONG MARTIN L. KING BOULEVARD ONLY.

Motion carried with Quinn abstaining due to the fact his firm will be involved with this project.

(Littlefield excused)

PHYLLIS GABB, Planning and Development, stated a 329 parking space structure is proposed along the south portion of this site adjacent to Bonanza Road. There will be decorative concrete panels along the street facing façade only, which staff finds is appropriate for this industrial site and the surrounding area.

There will be an eight-foot wide planter along Bonanza Road and a five-foot wide planter along a portion of Martin L. King Boulevard. The applicant is requesting a waiver of the landscaping along the majority of Martin L. King Boulevard. Staff feels the applicant has demonstrated a hardship for the waiver request. Staff recommended approval of the request for partial waiver of landscaping because of the large amount of right-of-way dedication requested by Public Works. The installation of landscaping as required would render the existing loading docks useless if full landscaping were required. The wrought iron fencing block columns of contrasting colors proposed along Martin L. King Boulevard will mitigate the negative effect from the reduction in landscaping.

Condition No. 5 should be amended to read that the wall shall be installed along Martin L. King Boulevard only. Staff recommended approval, subject to the conditions.

JEFF WELLMAN, WPH Architecture, Inc., 105 East Reno Avenue, appeared to represent the applicant. They would like to defer the concrete block wall and wrought iron fence until the widening of Martin L. King Boulevard, which is unknown at this time.

DAPHNEE LEGARZA, Public Works, responded that there is no schedule for that widening. Staff does not want to tie the construction of the block wall to the widening of Martin L. King Boulevard, but have a condition indicating that the wall be installed whenever the City requests it.

COMMISSIONER GORDON asked what the additional width will be so the applicant will know where to place the wall.

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ABEYANCE - SD-0003-01 - VERLAS CORPORATION ON BEHALF OF UNITED PARCEL SERVICE

5. A decorative wall in conformance with submitted wall elevations shall be installed along Martin L. King Boulevard and Bonanza Road.

6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

8. All City Code requirements and design standards of all City departments must be satisfied.

9. If this Site Development Plan Review is not exercised within two years of this approval, this approval shall be void unless an Extension of Time is granted.

Public Works

10. A Reversionary Map shall be recorded prior to the issuance of any building or grading permits for this site.

11. Dedicate 10 feet of additional right-of-way adjacent to this site for Martin L. King Boulevard and 10 feet on Bonanza Road adjacent to assessor's parcel number #139-28-703-009. Dedicate an additional 15 feet of right-of-way for a total radius of 25 feet on the southeast corner of Martin L. King Boulevard and McWilliams Avenue prior to the issuance of any permits.

MS. LEGARZA said Public Works has requested an additional 10 foot dedication.

MR. WELLMAN added that they have a plan, which indicates where the wall will be constructed along the right-of-way line. However, it may negatively impact the operation of UPS in the future, but in the meantime they will have operational benefit by not having that wall in place. They would maintain the existing landscaping and enhance it to provide a better buffer between Martin L. King Boulevard and the site.

COMMISSIONER TRUESDELL felt the wall is a mitigating factor for some of the aesthetics. Assuming Martin L. King Boulevard will be widened the wall could be constructed in the location it will ultimately be with the wrought iron.

MR. WELLMAN responded that they would like to gain the operational benefits as it currently stands. From the chain link fence to the pier docks is sufficient space to get the vans in and out. It is tight at the present time, but is workable. By putting the wall in at this time an additional 10 feet will be lost and would constrict the traffic flow.

COMMISSIONER TRUESDELL felt the Planning Commission objects to a wall that will be torn down and relocated in the future.

COMMISSIONER GORDON added that according to the plan there is 56 feet 7 inches, plus another 10 feet beyond that. That should be enough area to maneuver trucks.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. This property is in desperate need of landscaping. The block wall should be constructed at this time. There is minimal landscaping on this property at the present time.

AL GALLEGGO, Citizen of Las Vegas, appeared in protest. He was involved in a similar project years ago where he was employed and what was done was instead of vehicles backing straight into the building they came out at an angle.

CHAIRMAN GALATI declared the Public Hearing closed.

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ACTION

ABEYANCE - SD-0003-01 - VERLAS CORPORATION ON BEHALF OF UNITED PARCEL SERVICE

12. Construct all incomplete half-street improvements (sidewalk) on Bonanza Road adjacent to this site.

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with construction of this site.

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. In addition, the proposed driveways on Bonanza Road shall comply with the requirements of the Nevada Department of Transportation.

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left

MR. WELLMAN asked if the Planning Commission would like to have a letter from UPS that would state they will construct the wall upon the widening of Martin L. King Boulevard

COMMISSIONERS were uncertain about requiring the letter.

This is final action.

(7:00 - 7:09) 1 - 2170

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ITEM

ACTION

**ABEYANCE - SD-0003-01 - VERLAS
CORPORATION ON BEHALF OF UNITED
PARCEL SERVICE**

APPROVED

turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

16. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a unless otherwise allowed by the Traffic Engineer.

17. Landscape and maintain all unimproved rights-of-way on Bonanza Road and Martin Luther King Boulevard adjacent to this site.

18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Bonanza Road and Martin Luther King Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

19. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits.

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ITEM

ACTION

**ABEYANCE - SD-0003-01 - VERLAS
CORPORATION ON BEHALF OF UNITED
PARCEL SERVICE**

APPROVED

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the Planning Engineer.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-8.

**ABEYANCE - V-0005-01 - SANDRA MORRIS
1990 LIVING TRUST ON BEHALF OF
AMERICAN CITY VISTA**

Request for a Variance to allow zero square feet of open space where 296,208 square feet (6.8 ACRES) is THE MINIMUM required on approximately 32 acres located on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly).

ON MARCH 16, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE INDEFINITELY.

Truesdell -

**ABEYANCE INDEFINITELY ITEM NOS. B-8, B-9 AND C-3.
Motion carried unanimously with Buckley abstaining
inasmuch as his law firm does work for KB Homes.
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated that on March 16, 2001 the applicant requested these items be held in abeyance indefinitely to be able to work with the surrounding neighbors and staff on a possible new site design.

RANDY TARR, KB HOMES, 750 South Pilot Road, appeared to represent the applicant. He concurred that this item should be held in abeyance indefinitely.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:12 - 6:15) 1 - 380

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ITEM

ACTION

B-9.

ABEYANCE - Z-0001-01(1) - SANDRA MORRIS 1990 LIVING TRUST ON BEHALF OF AMERICAN CITY VISTA

Request for a Site Development Plan Review and a Waiver of the Required Perimeter Landscaping FOR A 409 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 32.5 acres at the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly).

ON MARCH 16, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE INDEFINITELY.

Truesdell -

ABEYANCE INDEFINITELY ITEM NOS. B-8, B-9 AND C-3. Motion carried unanimously with Buckley abstaining inasmuch as his law firm does work for KB Homes. (Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated that on March 16, 2001 the applicant requested these items be held in abeyance indefinitely to be able to work with the surrounding neighbors and staff on a possible new site design.

RANDY TARR, KB HOMES, 750 South Pilot Road, appeared to represent the applicant. He concurred that this item should be held in abeyance indefinitely.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:12 - 6:15) 1 - 380

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-10.

**Z-0033-97(22) - BUREAU OF LAND
MANAGEMENT ON BEHALF OF CHARTERED
DEVELOPMENT**

Request for a Major Modification to the Lone Mountain Master Development Plan to change the land use category FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: M (MULTI-FAMILY MEDIUM) for 5.64 acres located at the southeast corner of the intersection of Hualapai Way and the Gowan Road alignment (APN: 138-07-301-001), Ward 4 (Brown).

NOTICES MAILED 38 [Mailed with Z-0033-97(23)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL

Truesdell -
APPROVED

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business (Littlefield excused)

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. GREG BORGEL will be handling this item, but is at a County meeting at the present time and plans to be here shortly. Therefore, ATTORNEY AMICK requested this item be trailed.

CHAIRMAN GALATI brought this item forward after the Albert Massi items when MR. BORGEL was in attendance.

JOEL McCULLOCH, Planning and Development, stated this request will be compatible with the existing and proposed development as indicated in the Lone Mountain Master Plan. There are existing apartments to the south and east of this project. This is an infill piece of property that is proposed at an appropriate density. Staff recommended approval.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared with GREG BORGEL, 300 South 4th Street, to represent the applicant. ATTORNEY AMICK concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-11 for related discussion.

To be heard by the City Council on May 5, 2001.

(7:09) 1 - 320

(7:38 - 7:45) 2 - 320

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-11.

Z-0033-97(23) - BUREAU OF LAND MANAGEMENT ON BEHALF OF CHARTERED DEVELOPMENT

Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 98-UNIT APARTMENT COMPLEX on 5.64 acres at the southeast corner of the intersection of Hualapai Way and the Gowan Road alignment (APN: 138-07-301-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

NOTICES MAILED 38 [Mailed with Z-0033-97(22)]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Submit a revised landscape plan depicting a 15-foot wide landscape planter along Hualapai Way, a 10-foot wide landscape planter along Gowan Road, and an additional 885 square feet of open space.
2. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
3. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
4. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 7 AMENDED TO HAVE 7 FOOT HIGH WROUGHT IRON FENCE ALONG THE STREET FRONTAGE AND WAIVE THE ADDITIONAL OPEN SPACE. Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business. (Littlefield excused)

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. GREG BORGEL will be handling this item, but is at a County meeting at the present time and plans to be here shortly. Therefore, ATTORNEY AMICK requested this item be trailed.

CHAIRMAN GALATI brought this item forward after the Albert Massi items when MR. BORGEL was in attendance.

JOEL McCULLOCH, Planning and Development, stated this site plan depicts an orderly placement of buildings and parking areas with a central recreational facility. Both of the perimeter landscape planters along Gowan Road and Hualapai Way do not meet the standards set forth in the Urban Design Guidelines so staff is recommending a condition that requires the planter on Hualapai to be 15 feet wide and the planter on Gowan to be 10 feet wide. In addition, this application is deficient by 885 square feet of internal open space. Therefore, there is a condition that requires the plans be revised to meet the open space requirement. Staff recommended approval, subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared with GREG BORGEL, 300 South 4th Street, to represent the applicant. There are apartment complexes to the west and south.

MR. BORGEL said there will be 7 feet of landscaping, a wrought iron fence, and then more than 25 feet of additional landscaping inside the wrought iron fence. They do not want a block wall for security reasons.

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**Z-0033-97(23) - BUREAU OF LAND
MANAGEMENT ON BEHALF OF CHARTERED
DEVELOPMENT**

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

7. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along any site boundaries where fencing is to be provided and where an existing wall is structurally compromised.

Public Works

8. Dedicate 40 feet of right-of-way adjacent to this site for Gowan Road, 50 feet of right-of-way adjacent to this site for Hualapai Way, and a 54 foot radius on the southeast corner of Gowan Road and Hualapai Way.

9. Construct half-street improvements including appropriate overpaving, where legally able, on Gowan Road and Hualapai Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL liked the idea of the open fence.

NOTE: See Item No. B-10 for related discussion.

To be heard by the City Council on May 5, 2001.

(7:09) 1 - 320

(7:38 - 7:45) 2 - 320

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**Z-0033-97(23) - BUREAU OF LAND
MANAGEMENT ON BEHALF OF CHARTERED
DEVELOPMENT**

APPROVED

10. A site-specific update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1, for dedicated right-turn lanes and dual left turn lanes, shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

11. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

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ITEM

ACTION

**Z-0033-97(23) - BUREAU OF LAND
MANAGEMENT ON BEHALF OF CHARTERED
DEVELOPMENT**

APPROVED

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

13. All gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.

14. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

15. Site development to comply with all applicable Conditions of Approval for Z-33-97, the Lone Mountain Master Planned Development and all other site-related actions.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-12.

Z-0011-01 - ALBERT D. MASSI, ET AL AND ALEXANDER 9

Request for a Rezoning FROM: U (Undeveloped) [L (Low) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units per Acre) on 21.3 acres adjacent to the south side of Alexander Road, between Durango Drive and Cimarron Road (APN: 138-09-101-001 through 006), Ward 4 (Brown).

NOTICES MAILED 437 [Mailed with Z-0011-01(1) and V-0017-01]

APPROVALS 3 Speakers

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 50 feet or right-of-way where not previously dedicated adjacent to this site for Alexander Road, 40 feet for Cimarron Road, and a 54 foot radius on the southwest corner of Alexander Road and Cimarron Road.
4. Construct half-street improvements, including appropriate overpaving on Cimarron Road, Alexander Road and Durango Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining inasmuch as KB Homes is a client of his law firm.

(Littlefield excused)

CHRIS GLORE, Planning and Development, stated this site is designated Low Density Residential on Map 3 of the Centennial Hills Sector of the General Plan. The requested zoning of R-PD5 is within the allowable residential densities of this General Plan designation. This rezoning will provide an appropriate transition between the residential planned development of R-PD3, 3 units per acre, adjacent to the north and the R-PD7, 7 units per acre, to the south. A residential density of 4.93 units per acre will be compatible with existing residential densities in the surrounding area.

RUSSELL SKUSE, 401 North Buffalo Drive, appeared to represent KB Homes. They want a four-foot sidewalk on one side of the street, all streets 37 and 39 feet wide public right-of-ways, cul-de-sac size and bulb radii reduction to 25 feet. In addition, they would like to waive the 6-foot wide landscaping adjacent to the multi-use trail. This is a difficult site to develop. It is basically a remnant parcel that was held out by developers previously for what would be multi-family or commercial along this corridor. KB Homes developed 12 acres called Gold Rush I and II about a year ago directly to the south of this property that had a power easement.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He objected to poles and fire hydrants set inside the sidewalk areas. A 75% reduction in the open space is unacceptable. They are trying to use the trails as open space and encroach upon the setbacks of the trails. He did not feel this applicant would have a financial hardship.

TONY BRUGES, Mountain Shadows Homeowners Association, 4009 Poppy Fields Drive, appeared in favor. The applicant has to be commended for coming up with a plan to develop this property residential rather than commercial. There are some items that need to be modified.

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Z-0011-01 - ALBERT D. MASSI, ET AL AND ALEXANDER 9

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of

HARRY FURY, Mountain Shadows Homeowners Association, 8004 Holly Knoll Avenue, appeared in approval. He has been resisting commercial along Alexander Road for years. He wished the builders every success.

EDWARD LOCKE, 7433 Bush Garden Avenue, appeared in approval. This is a difficult piece of property to develop.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER QUINN requested that the sidewalks remain 4 feet wide without any obstructions.

MR. SKUSE agreed to that request.

COMMISSIONER TRUESDELL agreed that this site is unique. This project should include a homeowners association.

NOTE: See Item Nos. B-13 and B-14 for related discussion.

To be heard by the City Council on May 2, 2001.

(7:09 - 7:38) 1 - 2580

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ACTION

Z-0011-01 - ALBERT D. MASSI, ET AL AND ALEXANDER 9

APPROVED

any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first, if allowed by the City Engineer.

7. The final layout of this site shall be determined at the time of approval of the Tentative Map.

Fire Services - Prevention

8. Cul-de-sacs must meet Fire Code standards.

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ITEM

ACTION

B-13.

V-0017-01 - ALBERT MASSI ET AL, AND ALEXANDER 9

Request for a Variance TO ALLOW 19,040 SQUARE FEET OF OPEN SPACE WHERE 75,474 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A 105-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 21.3 acres adjacent to the south side of Alexander Road, between Durango Drive and Cimarron Road (APN: 138-09-101-001 - 006), U (Undeveloped) Zone [L (Low) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

NOTICES MAILED 437 [Mailed with Z-0011-01 and Z-0011-01(1)]

APPROVALS 3 Speakers

PROTESTS 1 Speaker

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0011-01) and Site Development Plan Review [Z-0011-01(1)].

2. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley abstaining inasmuch as KB Homes is a client of his law firm.

(Littlefield excused)

CHRIS GLORE, Planning and Development, stated there will be a 75% reduction in the common open space required for the proposed residential development. There is no evidence of an exceptional situation in this case in that the site is undeveloped and proposed subdivision could be platted to meet the current minimum open space requirements by reducing the number of lots. The Variance request is in response to a financial hardship and inappropriate. Staff recommended approval, subject to the conditions.

RUSSELL SKUSE, 401 North Buffalo Drive, appeared to represent KB Homes. Alexander Road is a 100-foot right-of-way. This property is also constrained by a 20-foot multi-use trail, a 45-foot channel in the rear of the property and 100 foot Nevada Power easement. They did not include the trail in the open space. They could meet the standards if the open space in their adjacent projects was utilized. They would be acceptable to setbacks of 18 feet in the front and 14 feet in the rear. Adjacent to the right-of-way along Alexander Road they would like to have 5 feet, versus a 10 foot setback. Staff would like to have the trail along Alexander Road be 20 feet. However, this project was designed to have a 15-foot wide trail with a 5-foot wide sidewalk. They have worked with the City Councilman on this project.

COMMISSIONER QUINN asked if there will be light stands in the sidewalks. He was concerned that there would not be enough space for a wheelchair.

MR. SKUSE thought the streetlights could be placed on the opposite side of the street where there is no sidewalk. The 37 and 39-foot wide street standards are approved in Summerlin as public streets with a 4-foot wide sidewalk.

APPEARANCES:

TODD FARLOW, 240 North 19th Street
TONY BRUGES, 4009 Poppy Fields
HARRY FURY, 8004 Holly Knoll Avenue
EDWARD LOCKE, 7433 Bush Garden

NOTE: See Item Nos. B-12 and B-14 for related discussion.

To be heard by the City Council on May 2, 2001.

(7:09 - 7:38) 1 - 2580

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ITEM

ACTION

B-14.

Z-0011-01(1) - ALBERT D. MASSI, ET AL AND ALEXANDER 9

Request for a Site Development Plan Review FOR A PROPOSED 105-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 21.3 acres adjacent to the south side of Alexander Road, between Durango Drive and Cimarron Road (APN: 138-09-101-001 through 006), U (Undeveloped) Zone [L (Low) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).

NOTICES MAILED 437 [Mailed with Z-0011-01 and V-0017-01]

APPROVALS 3 Speakers

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning to an R-PD5 (Residential Planned Development - 5 Units Per Acre) Zoning District.

2. The developer shall reserve a 20-foot wide corridor adjacent to, but outside of, the dedicated right-of-way for Alexander Road, on the south side of the street, for trail purposes in accordance with Map Seven of the Centennial Hills Sector Plan. The trail corridor shall be created as a separate lot or parcel, as a common element, separate from other adjacent common elements, and the developer shall grant a public trail easement overlying the entire area of the common element thus created. Concurrent with development of this site, the developer shall construct Trail improvements within this

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, AND ADDITIONAL CONDITIONS THAT THE 4-FOOT WIDE SIDEWALKS HAVE NO OBSTRUCTIONS, AND 37 AND 39-FOOT WIDE PUBLIC STREETS APPROVED CONTINGENT UPON APPROVAL BY THE FIRE DEPARTMENT.

Motion carried with Galati and Truesdell voting NO and Buckley abstaining inasmuch as KB Homes is a client of his law firm.

(Littlefield excused)

CHRIS GLORE, Planning and Development, stated this site plan depicts appropriate internal circulation, perimeter landscaping and building elevations. The site plan does not meet the standards of Title 19A for a minimum parking space depth of 18 feet. There is a condition requiring minimum front setbacks of 18 feet to accommodate the full depth of parking spaces in the driveways in front of the residences. Also, the site plan does not meet the standards of Title 18 for minimum street widths of 37 and 39 feet wide to be public. Title 18 requires streets of that width to be private and maintained by a homeowners association or acceptable alternative. There is a condition requiring all internal streets to be private within this subdivision or to be widened to meet the City standards for public streets. Staff recommended approval, subject to the conditions.

RUSSELL SKUSE, 401 North Buffalo Drive, appeared to represent KB Homes.

APPEARANCES:

TODD FARLOW, 240 North 19th Street
TONY BRUGES, 4009 Poppy Fields
HARRY FURY, 8004 Holly Knoll Avenue
EDWARD LOCKE, 7433 Bush Garden

COMMISSIONER QUINN made a motion for approval to include Condition No. 7 amended to require a homeowners association to maintain the streets.

MR. GLORE added that a cross section of the streets could be changed or there could be private streets which would require a homeowners association.

DAPHNEE LEGARZA, Public Works, said there will be a Tentative Map for this site where the homeowners association can be included if there are private streets.

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ITEM

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**Z-0011-01(1) - ALBERT D. MASSI, ET AL
AND ALEXANDER 9**

easement corridor in a manner acceptable to the Planning and Development Department and the Department of Public Works. The Homeowner's Association or similar management association of this development in perpetuity shall maintain landscaping and other improvements within the trail corridor, unless and until the City accepts an alternative maintenance. No above ground utility vaults that would substantially interfere with the use of the trail corridor will be allowed within the easement area.

3. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

4. The site plan shall be revised to depict the required 1.73 acres of common open space, including open space located in a central area of the site, or a variance from the open space requirement approved by the City Council, prior to approval of a Tentative Map for this project.

5. The setbacks for this development shall be a minimum of 18 feet to the front of the garage, 5 feet on the side, 5 feet on the corner side, and 14 feet in the rear.

6. The landscaping plan shall be revised to depict minimum 24-inch box trees planted thirty feet on-center within all perimeter planters.

Public Works

7. This site plan shall be revised to either a) comply with public street standards for the design, layout, and construction of all interior public streets or b) all interior streets shall be designated as private streets and shall conform to City standards for private streets. The Tentative Map for this site shall reflect one of the above two choices.

MR. SKUSE said they will have public streets and comply with the Summerlin street standards.

MS. LEGARZA said the Summerlin standards only apply in the Summerlin area. This project would have to comply with City standards of 51-foot wide public streets.

MR. SKUSE said they will maintain a landscaping association, but not a homeowners association. They have met with City staff regarding the streets widths and thought 37 and 39 feet wide streets were acceptable. He requested Condition No. 5 be amended to include a 5 foot setback adjacent to Alexander Road. In addition, they requested Condition No. 10 prior to this meeting in regard to the cul-de-sac.

COMMISSIONER QUINN noted that the Fire Department has no problem with this project as long as the turnaround is met in the cul-de-sacs. He wondered if 37 and 39 feet would be workable.

MR. SKUSE explained that the Fire Department would be able to drive into this site, not into the cul-de-sac, but at stub streets.

CHAIRMAN GALATI would like to see this property developed as residential.

NOTE: See Item Nos. B-12 and B-13 for related discussion.

To be heard by the City Council on May 2, 2001.

(7:09 - 7:38) 1 - 2580

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ITEM

ACTION

**Z-0011-01(1) - ALBERT D. MASSI, ET AL
AND ALEXANDER 9**

APPROVED

8. Site development to comply with all applicable Conditions of Approval for Z-0011-01 and all other site-related actions.

9. The Tentative Map for this site shall clearly show all existing easements and/or rights-of-way adjacent to this site, such as the existing drainage right-of-way at the southwest edge of this site. No private parcels shall encroach into existing rights-of-way.

Fire Services - Prevention

10. Cul-de-sacs must meet Fire Code standards.

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ITEM

ACTION

B-15.

V-0013-01 - YEN LE MIKELIS

Request for a Variance TO ALLOW A REAR YARD SETBACK OF FOUR AND ONE-HALF FEET WHERE TWENTY FEET IS THE MINIMUM SETBACK REQUIRED, AND TO ALLOW A CORNER SIDE YARD SETBACK OF TWELVE FEET WHERE FIFTEEN FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW FOUR PARKING SPACES WHERE TWELVE IS THE MINIMUM NUMBER REQUIRED FOR AN EXISTING 2,610 SQUARE FOOT COMMERCIAL BUILDING at 305 Bruce Street (APN: 139-35-814-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE UNTIL APRIL 26, 2001. THE ITEM NEEDS TO BE RE-NOTIFIED AS A REQUEST TO EXPAND A NON-CONFORMING BUILDING.

Gordon -

ABEYANCE TO THE APRIL 26, 2001 PLANNING COMMISSION MEETING.

**Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated staff would like to have his item held in abeyance to the April 26, 2001 Planning Commission meeting. This request needs to be re-notified as an expansion of a non-conforming building.

There was no one present to represent this application.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. There are some serious problems involved with this application.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on April 26, 2001.

(6:15 - 6:16) 1 - 470

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ITEM

ACTION

B-16.

SD-0010-01 - YEN LE MIKELIS

Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR AN EXISTING 2,610 SQUARE FOOT COMMERCIAL BUILDING at 305 Bruce Street (APN: 139-35-814-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

STAFF DISCOVERED THIS ITEM SHOULD BE STRICKEN AS IT HAS BEEN DETERMINED THAT THE APPLICATION IS NOT NEEDED

**Gordon -
STRICKEN
Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item stricken from the agenda. In the review process it was determined that this application would not be needed.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

This is final action.

(6:16 - 6:17) 1 - 510

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ITEM

ACTION

B-17.

V-0015-01 - CHARLESTON & MARION PARTNERS, LIMITED LIABILITY COMPANY

Request for a Variance TO ALLOW A 46 FOOT SIDE YARD SETBACK WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 78 FEET; TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 15 FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED; AND TO ALLOW A ZERO FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED on the west side of Marion Drive, approximately 500 feet north of Charleston Boulevard (APN: 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 203 [Mailed with U-0031-01 and Z-0068-75(9)]

APPROVALS 24 Petition
2 Speakers

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (U-0031-01) and Site Development Plan Review [Z-0068-75(9)].

2. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND ADDITIONAL CONDITION THAT APPLICANT EITHER PROVIDE A SECURED ACCESS OR ADJUST THE BUILDING SO THERE IS NO GAP ON THE NORTHEAST SIDE BETWEEN THE PROPERTY LINE AND THE BACK OF THE BUILDING.

**Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated the welfare of the residents to the north will be jeopardized by approval of a 13- foot high block wall directly on the common property line. Staff recommended denial.

GREG BORGEL, 300 South 4th Street, appeared to represent the applicant. This is an unusually shaped parcel. There is very limited frontage. If there is a neighbor who objects to the 13-foot high block wall and zero setback, then this Variance should not be granted. They met with the neighbors who felt the wall would provide security. Therefore, they have met the test for granting the Variance. He submitted a copy of a petition with 24 signatures in support.

CHAIRMAN GALATI declared the Public Hearing open.

VALERIE JOHNSON, 4541 Sherrill Avenue, appeared in approval. There is nothing else to build on this property but storage units. There was a meeting at her home and her neighbors were in approval. A mini-storage facility would be quiet and a good buffer.

NONA HAMBLIN, 4810 West Gowan Road, appeared in approval.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER QUINN asked if there will be a dead space behind the building on the northeast side between the property line and the back of the building.

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ACTION

**V-0015-01 - CHARLESTON & MARION
PARTNERS, LIMITED LIABILITY COMPANY**

MR. BORGEL responded that it is a dead space but relatively secured because it is closed off at the fence line with both buildings so there is no danger of anyone getting into that space. They would be willing to accept a condition to either require the building to be secured or include the building in the radius.

NOTE: See Item Nos. B-18 and B-19 for related discussion.

To be heard by the City Council on May 2, 2001.

(7:45 - 7:55) 2 - 540

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ITEM

ACTION

B-18.

U-0031-01 - CHARLESTON & MARION PARTNERS, LIMITED LIABILITY COMPANY

Request for a Special Use Permit FOR A MINI-WAREHOUSE FACILITY on the west side of Marion Drive, approximately 500 feet north of Charleston Boulevard (APN: 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 203 [Mailed with V-0015-01 and Z-0068-75(9)]

APPROVALS 24 Petition
2 Speakers

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to all Conditions of Approval under Title 19A.04.040 for Mini-warehouse use.

2. Approval of and conformance to the Conditions of Approval for Site Plan Review [Z-0068-75(9)] and Variance V-0015-01.

3. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

4. All City Code requirements and all City departments' design standards shall be met.

Gordon - APPROVED, SUBJECT TO STAFF'S CONDITIONS. Unanimous (Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated this is not an appropriate location because of the 13 foot high wall on the property line of the single family residences to the north. The situation is made worse by not meeting the Residential Adjacency requirements for the interior buildings. Staff recommended denial.

GREG BORGEL, 300 South 4th Street, appeared and represented the applicant. This use permit should be granted subject to a redesign to meet the normal setbacks. He submitted a copy of a petition with 24 signatures in support.

CHAIRMAN GALATI declared the Public Hearing open.

VALERIE JOHNSON, 4541 Sherrill Avenue, appeared in approval. There is nothing else to build on this property but storage units. There was a meeting at her home and her neighbors were in approval. A mini-storage facility would be quiet and a good buffer.

NONA HAMBLIN, 4810 West Gowan Road, appeared in approval.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-17 and B-19 for related discussion.

To be heard by the City Council on May 2, 2001.

(7:45 - 7:55) 2 - 540

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-19.

Z-0068-75(9) - CHARLESTON & MARION PARTNERS, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 62,943 SQUARE FOOT MINI-WAREHOUSE FACILITY on 2.44 acres on the west side of Marion Drive, approximately 500 feet north of Charleston Boulevard (APN: 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 203 [Mailed with V-0015-01 and U-0031-01]

APPROVALS 24 Petition
2 Speakers

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (U-0031-01) and Variance [V-0015-01].
2. Submit a revised site plan and landscape plan indicating a minimum eight-foot wide landscape planter along the entire length of the north property line, with 24-inch box trees placed 20 feet on center.
3. Submit a revised site plan indicating compliance with the requirement for one van accessible parking space.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).
6. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 2 DELETED AND WALL HEIGHT LIMITED TO 10 FEET.

**Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated that a recreational vehicle parking lot was approved at this location on March 12, 1998. The submitted site plan requires Variance approval for side and rear setbacks, as well as Residential Adjacency requirements, which indicates overbuilding of this site and self-imposed hardships. The Urban Design Guidelines require a minimum of an eight foot wide landscape planter with 24 inch box trees planted 20 feet on center when a commercial property abuts a single family residential property. Staff is recommending a condition that if this request is approved the planter would be required. It is inappropriate to have a 13-foot high wall adjacent to single family residential. Staff recommended denial.

GREG BORGEL, 300 South 4th Street, appeared to represent the applicant. He submitted a copy of a petition with 24 signatures in support. They are willing to only have a 10-foot high wall.

CHAIRMAN GALATI declared the Public Hearing open.

VALERIE JOHNSON, 4541 Sherrill Avenue, appeared in approval. There is nothing else to build on this property but storage units. There was a meeting at her home and her neighbors were in approval. A mini-storage facility would be quiet and a good buffer.

NONA HAMBLIN, 4810 West Gowan Road, appeared in approval. The residents like a high wall for safety reasons and to keep persons from dumping unwanted materials onto their properties. There was no discussion at the neighborhood meeting as to the exact height of the wall. She is the person that circulated the petition.

CHAIRMAN GALATI declared the Public Hearing closed.

MR. BORGEL felt Condition No. 2 will not apply given the approval of the Variance.

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**Z-0068-75(9) - CHARLESTON & MARION
PARTNERS, LIMITED LIABILITY COMPANY**

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Public Works

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be

NOTE: See Item Nos. B-17 and B-18 for related discussion.

To be heard by the City Council on May 2, 2001.

(7:45 - 7:55) 2 - 540

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**Z-0068-75(9) - CHARLESTON & MARION
PARTNERS, LIMITED LIABILITY COMPANY**

APPROVED

contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of

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**Z-0068-75(9) - CHARLESTON & MARION
PARTNERS, LIMITED LIABILITY COMPANY**

APPROVED

neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

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ITEM

ACTION

B-20.

**V-0016-01 - RAYMOND P. SUPPE ON
BEHALF OF KENSINGTON OWNERS
ASSOCIATION**

Request for a Variance TO ALLOW A 10-FOOT-HIGH SOLID BLOCK WALL ALONG THE REAR PROPERTY LINE WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on the west side of Arville Street, approximately 1250 feet south of Charleston Boulevard (APN: 162-06-217-023), R-PD12 (Residential Planned Development - 12 Units Per Acre), Ward 1 (M. McDonald).

NOTICES MAILED 222

APPROVALS 1 [Within Notification]
1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.
2. Submit complete plans and structural calculations to the Department of Building and Safety for review and permits.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. City Code requirements and design standards of all City departments, which are not affected by approval of this Variance, must be satisfied.

Quinn -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield excused)

PHYLLIS GABB, Planning and Development, stated this is a condominium development located directly behind a Home Depot and Wal-Mart Super Center project. Condition No. 1 requires the construction of a screening wall to buffer adjacent residential land uses from activities on the commercial site. Section 19A.08.040 of the City of Las Vegas Zoning Code mandates that fences and walls within the rear yard setback within any residential district not exceed six feet in height. Compliance with the maximum fencing height allowed by code will not allow the screening wall to be of adequate height to sufficiently buffer the residential properties from the commercial activities. The preservation of privacy and security in the rear yards and potential of noise and exhaust from delivery vehicles are sufficient issues to warrant this increased wall height. Staff recommended approval, subject to the conditions.

RAYMOND SUPPE, 1452 Blisworth Court, appeared to represent the Kensington Homeowners Association.

CHAIRMAN GALATI declared the Public Hearing open.

MARTHA STEWART, 1453 Blisworth Court, appeared in approval. There have been several meetings in regard to this Variance and it was agreed that they need the noise abatement, safety and traffic.

CHAIRMAN GALATI declared the Public Hearing closed.

This is final action.

(7:55 - 8:04) 2 - 1070

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ITEM

ACTION

B-21.

**U-0271-93(2) - SZECHWAN CORPORATION
ON BEHALF OF LAMAR OUTDOOR
ADVERTISING COMPANY**

Required Two Year Review on an approved Special Use Permit on property located at 3101 West Sahara Avenue WHICH ALLOWED A 50 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN, C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald), APN: 162-08-104-004.

NOTICES MAILED 165

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Buckley voting NO and Truesdell abstaining inasmuch as his firm represents an adjacent property.

(Littlefield excused)

PHYLLIS GABB, Planning and Development, stated this use is typically not appropriate adjacent to residential areas. Also, the subject billboard does not meet the distance separation requirement of 300 feet from any residential zone as required by 1995 revisions to the Zoning Code. However, the subject billboard did meet the minimum code requirements in effect at the time of the initial approval. Additionally, Title 19A allows the removal of off-premise signs if conditions in the area have changed such that the sign is no longer appropriate. This area has not changed substantially in the two years since the last review of this Special Use Permit. Billboards are not conducive to new development and are not an appropriate use in perpetuity. Staff recommended approval, subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising, 1863 Helm Drive, appeared to represent the application. She concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on May 2, 2001.

(8:04 - 8:06) 2 - 1190

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ACTION

**U-0271-93(2) - SZECHWAN CORPORATION
ON BEHALF OF LAMAR OUTDOOR
ADVERTISING COMPANY**

APPROVED

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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ITEM

ACTION

B-22.

**U-0027-01 - PLAZA COMMERCIAL CENTER,
LIMITED LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB (Stuart Anderson's Black Angus) at the southeast corner of the intersection of Village Center Circle and Trailwood Drive (APN: 138-19-812-010), P-C (Planned Community) Zone, Ward 4 (Brown).

NOTICES MAILED 154

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to the Conditions of Approval for Summerlin Site Development Plan Review SV-0001-01.
4. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
5. All City Code requirements and all City departments' design standards shall be met.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business.

(Littlefield excused)

PHYLLIS GABB, Planning and Development, stated this supper club is within the range of uses permitted with approval of a Special Use Permit in the Summerlin Land Use category Village Commercial. Section 19A.04.050 of the City of Las Vegas Zoning Code requires that a supper club be a minimum of 400 feet from any church, synagogue, school, or child care facility licensed for more than 12 children. In this case there is no protected use known to be within the required distance separation. Staff recommended approval, subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. This supper club has already been before the Summerlin Citizens Referral group. The site plan has been approved.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on May 2, 2001.

(8:06 - 8:08) 2 - 1250

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ITEM

ACTION

B-23.

**U-0028-01 - GATEWAY MOTEL, INC. ON
BEHALF OF REAGAN NATIONAL
ADVERTISING**

Request for a Special Use Permit FOR A PROPOSED 45 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN: 139-34-410-165), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 97

APPROVALS 0

PROTESTS 2 Speakers

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

**Goynes -
DENIED**

**Motion carried with Quinn voting NO
(Littlefield excused)**

PHYLLIS GABB, Planning and Development, stated this billboard would be at the northwest corner of Las Vegas Boulevard and Charleston Boulevard within the Las Vegas Redevelopment Plan area. The Redevelopment Plan requires the design of all new signs to be submitted to the Redevelopment Agency for review and approval. The Agency has submitted a letter to the Planning Department expressing strong opposition to this sign due to a detrimental effect it would have in on-going efforts in the area. The recently adopted Downtown Las Vegas Centennial Plan designates this property as part of the Downtown Arts District in the Las Vegas Boulevard Overlay District. The Plan identified the boulevard as the primary tourist, commercial and entertainment spine that links the strip to downtown. The current tourist pedestrian traffic volumes along this corridor will substantially increase with the completion of Neonopolis. The future development of a commercial center on the former UP site will also add to the downtown pedestrian traffic and cause Charleston Boulevard to become a tourist pedestrian corridor as well. Because billboards are typically associated with industrial or declining commercial areas, this use will be a hindrance to ongoing redevelopment efforts. If this item is approved, staff would like to add two conditions: First, all other off-premise advertising signs be removed from this site prior to the installation of this sign; and secondly, that the asphalt be removed from the area of the proposed sign location and then landscaped. Staff recommended denial.

LEE CODY, Reagan National Advertising, 7181 South Industrial Road, appeared to represent the owner. This billboard will be facing Charleston Boulevard. The owner of this property was asked to remove the six to eight existing signs. In return, City inspectors would be favorable to one large sign, but it was not guaranteed. That is in writing.

MS. GABB responded that staff does not have such a letter in the file.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**U-0028-01 - GATEWAY MOTEL, INC. ON
BEHALF OF REAGAN NATIONAL
ADVERTISING**

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Public Works

4. Dedicate a 10-foot radius on the northwest corner of Charleston Boulevard and Las Vegas Boulevard prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for the preparation of the required legal documents.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. It is time to start cleaning up this area.

AL GALLEG0, Citizen of Las Vegas, appeared in protest. He advised Code Enforcement about the existing signs so they probably requested the owner to remove them. The notification sign is in the wrong place; namely, on Charleston Boulevard behind the CAT bus bench. In the future the overhead lines will be removed. This sign will be a hindrance to remove those lines.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER QUINN made an initial motion to have this item held in abeyance to the April 26, 2001 meeting in order for the Planning Commission to review the letter noted by the applicant's representative.

COMMISSIONER BUCKLEY expressed a desire to move forward with this request. The applicant's representative stated there was no promise from the City that this sign would be approved. Secondly, the letter would not change his opinion. The City has spent a lot of money on 4th Street creating that new corridor. He felt the circumstances have changed in this area since the signs were originally approved.

COMMISSIONER TRUESDELL agreed that this item should go forward. That letter will not change his opinion either. This area needs to be changed and billboards are not appropriate.

MR. CODY noted that the owner has lost income due to the City.

COMMISSIONER QUINN withdrew his abeyance motion.

COMMISSIONER GOYNES then made a motion for denial, which carried.

This is final action.

(8:08 - 8:17) 2 - 1330

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-24.

U-0029-01 - BANK OF MONTREAL

Request for a Special Use Permit FOR A PROPOSED 1,000 GALLON LIQUID PETROLEUM GAS TANK IN CONJUNCTION WITH AN EXISTING MINI-WAREHOUSE DEVELOPMENT at 333 South Nellis Boulevard (APN: 140-32-601-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 95

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review Z-0098-73(1).

2. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

3. All City Code requirements and all City departments' design standards shall be met.

Public Works

4. Meet with the Traffic Engineering Representative in Land Development, prior to the issuance of any permits, for assistance in relocating the proposed 1,000-gallon LPG tank further to the west to reduce the potential for vehicles to obstruct the driveway adjacent to the south property line.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated this use will be ancillary to the main use and provide a neighborhood service. Staff recommended approval, subject to the conditions.

REX HOLMAN, 3624 Death Valley Drive, employee of Suburban Propane, appeared to represent the Bank of Montreal, who is the owner of the property. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on May 2, 2001.

(8:17 - 8:20) 2 - 1710

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-25.

**U-0030-01 - GENERAL GROWTH
PROPERTIES OBO MEADOWS MALL**

Request for a Special Use Permit FOR AUTO DEALER INVENTORY STORAGE at 4300 Meadows Lane (Meadows Mall) (APN: 139-31-510-016 and 139-31-111-006), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 183

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Conformance to all Conditions of Approval listed in Title 19A.14.050, including providing an eight foot wide landscape planter along the southern edge of the subject site with 24-inch evergreen trees planted 10 feet on center.

2. All City Code requirements and design standards of all City departments must be satisfied.

3. If this Special Use Permit is not exercised within two-years of this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

4. This Special Use Permit shall be reviewed in two-years.

Public Works

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

Buckley -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 1 AMENDED TO WORK WITH STAFF ON THE LANDSCAPING, PARTICULARLY ALONG THE DRIVEWAY TO THE NORTH.

**Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated this is one of the occasions envisioned when a Text Amendment and Ordinance were requested for this site. This use can be conducted in a manner that is compatible with the existing development provided that the site adheres to all the conditions that must be met for approval. Staff is recommending a condition requiring an eight-foot wide planter along the southern property boundary with evergreen trees planted 10 feet on center. Staff recommended approval, subject to the conditions.

GREG BORGEL, 300 South 4th Street, appeared to represent the applicant. He concurred with the conditions, but asked if staff could work with them on the landscaping design and location prior to the City Council hearing. The entire property may not be developed at once.

MR. McCULLOCH agreed to working with the applicant on the landscaping.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY noted that the landscaping is complete on the east.

MR. BORGEL added that there will be a landscape buffer, which is why they asked to work with staff on the location of the landscaping.

COMMISSIONER BUCKLEY responded that there should be some landscaping on the northeast to buffer the vehicles.

To be heard by the City Council on May 2, 2001.

(8:47 - 8:52) 2 - 2469

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-0030-01 - GENERAL GROWTH
PROPERTIES OBO MEADOWS MALL

APPROVED

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

8. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-102-73 and all other subsequent site-related actions.

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ITEM

ACTION

B-26.

**U-0032-01 - JOHN D. BAYER INC. ON
BEHALF OF TERRIBLE HERBST OIL
COMPANY**

Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE at the southeast corner of the intersection of Rancho Drive and Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 235 [Mailed with Z-0058- 66(3)]

APPROVALS 1 Speaker

PROTESTS 2
1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
2. The sale of individual containers of any size beer, wine coolers, or screw cap wine is prohibited.
3. Approval of this Special Use permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
6. All City Code Requirements and all City departments' design standards shall be met.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS

Motion carried with Gordon abstaining due to the fact Herbst Oil Company is a tenant of his firm and Truesdell abstaining due to the fact his firm represents the applicant.

(Littlefield excused)

PHYLLIS GABB, Planning and Development, stated that Section 19A of the Las Vegas Municipal Code requires the sale of alcohol for off-premise consumption to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or City park. In this case there is no protected use known to be within the required separation distance. The sale of beer and wine for off-premise consumption is usually associated with a convenience store and it is compatible with the commercial development in this area. Staff recommended approval, subject to the conditions.

JOE GENGO, Terrible Herbst Oil Company, 5195 Las Vegas Boulevard South, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. The landscaping is inadequate for this area.

DAN CONTRARAS, Bonanza Village, appeared in approval. However, he was concerned about the sale of alcohol. Single containers of beer and wine should not be sold. There are a lot of day laborers and homeless in the area.

CHAIRMAN GALATI explained that there is a condition prohibiting the sale of individual containers of any size beer, wine coolers, or screw cap wine. He declared the public hearing closed.

NOTE: See Item No. B-27 for related discussion.

To be heard by the City Council on May 2, 2001.

(8:20 - 8:26) 2 - 1790

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-27.

Z-0058-66(3) - JOHN D. BAYER INC. ON BEHALF OF TERRIBLE HERBST OIL COMPANY

Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 3,200 SQUARE FOOT CONVENIENCE STORE WITH A CAR WASH AND GAS PUMPS at the southeast corner of the intersection of Rancho Drive and Bonanza Road (APN: 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 235 [Mailed with U-0032-01]

APPROVALS 1 Speaker

PROTESTS 2
1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Site development shall conform to the submitted plans and elevations, except as amended by conditions.
2. Two additional parking spaces shall be provided parallel to the west property line near the gas pumps.
3. The landscape plan shall be revised as follows: 1) a minimum of two trees added along the northeast corner of the site; 2) the unimproved right-of-way landscaped; 3) landscaping boxes provided within the gas pump area; 4) an end-aisle planter provided with a minimum of one 24-inch box tree adjacent to parking space #8; and 5) one 24-inch box tree added to the landscape finger adjacent to space #1 as well as to the end-aisle planter adjacent to the vacuum stations. The revised plan shall be submitted to the Planning department for review prior to, or at the time of, application for permits for any portion of this site.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH PART 2 OF CONDITION NO. 3 TO READ: THE UNIMPROVED RIGHT-OF-WAY ADJACENT TO THIS SITE SHOULD BE LANDSCAPED WITH TREES, SHRUBS AND GROUND COVER IN ORDER TO MEET THE REQUIRED PLANTER WIDTH OF 15 FEET.

Motion carried with Gordon abstaining due to the fact Herbst Oil Company is a tenant of his firm and Truesdell abstaining due to the fact his firm represents the applicant.

(Littlefield excused)

PHYLLIS GABB, Planning and Development, stated this commercial development is within the range of uses permitted within the existing General Commercial zoning of this site. The plans indicate a gas canopy for service of 16 vehicles, a convenience store, and a new car wash adjacent to Rancho at the US95 off-ramp. The plan depicts an appropriate site layout and proposed building design of white stucco and red barrel tile roofing with appropriate contrasting color and texture. However, the landscape planter widths as proposed are inadequate while the density of the plan generally exceeds the requirements of the Las Vegas Urban Design Guidelines and Standards. Staff recommended approval of the request for a waiver of the landscaping requirements with conditions. Part 2 of Condition No. 3 should be revised for clarification to read: The unimproved right-of-way adjacent to this site should be landscaped with trees, shrubs and ground cover in order to meet the required planter width of 15 feet. Staff recommended approval, subject to the conditions.

JOE GENGO, Terrible Herbst Oil Company, 5195 Las Vegas Boulevard South, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. The landscaping is inadequate for this area.

DAN CONTRARAS, Bonanza Village, appeared in approval. However, he was concerned about the sale of alcohol. Single containers of beer and wine should not be sold. There are a lot of day laborers and homeless in the area.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

**Z-0058-66(3) - JOHN D. BAYER INC. ON
BEHALF OF TERRIBLE HERBST OIL
COMPANY**

4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

5. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. Drive-up cashier service shall be provided at the entrance to the car wash as depicted on the site plan.

8. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

Public Works

9. Remove all substandard public street improvements and unused driveway cuts along Rancho Drive and Bonanza Road adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or

CHAIRMAN GALATI explained that there is a condition prohibiting the sale of individual containers of any size beer, wine coolers, or screw cap wine. He declared the public hearing closed.

NOTE: See Item No. B-26 for related discussion.

To be heard by the City Council on May 2, 2001.

(8:20 - 8:26) 2 - 1790

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ITEM

ACTION

**Z-0058-66(3) - JOHN D. BAYER INC. ON
BEHALF OF TERRIBLE HERBST OIL
COMPANY**

APPROVED

modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. In addition, the proposed driveways on Rancho Drive and Bonanza Road shall comply with the requirements of the Nevada Department of Transportation.

11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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ITEM

ACTION

**Z-0058-66(3) - JOHN D. BAYER INC. ON
BEHALF OF TERRIBLE HERBST OIL
COMPANY**

APPROVED

12. An update to the approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

13. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.

14. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

15. Site development to comply with all applicable Conditions of Approval for Z-58-66 and all other subsequent site-related actions.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-28.

U-0033-01 - PAN PACIFIC RETAIL PROPERTIES ON BEHALF OF VERIZON WIRELESS

Request for a Special Use Permit FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATION MONOPOLE at the southwest corner of the intersection of Smoke Ranch Road and Rainbow Boulevard (APN: 138-22-503-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

NOTICES MAILED 109

APPROVALS 0

PROTESTS 1 Speaker

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The monopole design shall be "slim-line", with flush mounted arrays, subject to the approval of the Planning and Development Department staff.

2. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.

3. All City Code requirements and all City departments' design standards shall be met.

Goynes -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Motion carried with Truesdell not voting.
(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated a 60-foot high monopole at this location is appropriate. There is a condition that the pole be redesigned to the slimline type. Staff recommended approval, subject to the conditions.

CHRIS WENER, Spectrum Surveying and Engineering, 7351 West Charleston Boulevard, Suite 120, appeared to represent the applicant. The proposal that has been submitted is for a slimline pole.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. These poles should be on City land, if possible, so they can derive the income.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on May 2, 2001.

(8:26 - 8:28) 2 - 2060

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ITEM

ACTION

B-29.

U-0034-01 - T.J.P. NEVADA LIMITED PARTNERSHIP ON BEHALF OF SEILER, INC.

Request for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2101 South Decatur Boulevard (APN: 163-01-708-004), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 147

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

Gordon - DENIED

Motion carried with Galati and Quinn voting NO (Littlefield excused)

PHYLLIS GABB, Planning and Development, stated this billboard is an allowed use within the General Commercial zoning district with approval of a Special Use Permit. It is compatible with the intense commercial uses and pattern of on-premise signage and billboards along this portion of Decatur Boulevard. Staff recommended approval, subject to the conditions.

ATTORNEY PAUL LARSEN, Lionel Sawyer & Collins, 300 South 4th Street, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER GORDON commented that there is a multi-million dollar shopping center diagonally across the street and this is a nice area.

This is final action.

(8:28 - 8:30) 2 - 2140

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

U-0034-01 - T.J.P. NEVADA LIMITED PARTNERSHIP ON BEHALF OF SEILER, INC.

DENIED

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. All development shall be in conformance with the Site Development plan and elevations.

5. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-30.

**U-0035-01 - MISSION SPRINGS PROPERTIES
ON BEHALF OF CINGULAR WIRELESS**

Request for a Special Use Permit FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATION MONOPOLE at 100 South Maryland Parkway (APN: 139-35-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

Truesdell -
ABEYANCE TO THE APRIL 26, 2001 PLANNING COMMISSION MEETING.

**Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated that on March 21, 2001 the applicant requested this item be held in abeyance until the April 26, 2001 Planning Commission meeting to work with staff on site issues.

ROGER SPENCER, WFI, 1211 Town Center, Suite 100, appeared to represent the applicant. They would like to have some issues resolved with staff.

CHAIRMAN GALATI declared the Public Hearing open.

SAVO LITVINOV, 117 North Maryland Parkway, said he would like to see the cell towers not only benefiting private property owners, but also be placed on City property so the City's General Fund could derive more income to help the homeless population. He concurred with having this item held in abeyance.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on April 26, 2001.

(6:17 - 6:18) 1 - 540

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-31.

Z-0020-97(32) - BEAN FAMILY TRUST

Request for a Site Development Plan Review and a Waiver of the Las Vegas Medical District landscaping requirements FOR A PROPOSED 6,768 SQUARE FOOT MEDICAL OFFICE BUILDING at 517 Rose Street (APN: 139-33-303-010), PD (Planned Development) Zone, Ward 5 (Weekly).

NOTICES MAILED 109

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Submittal of revised site and landscape plans that depict the removal of the seven parking spaces closest to Rose Street, moving the building footprint eight feet closer to Rose Street, providing an eight foot wide landscape planter along the east property line, designating the parking spaces on the north property line compact spaces, and providing a six foot wide planter along the north property line. In addition, the parking shall be reconfigured to provide six accessible parking spaces.

2. Submittal of revised elevations depicting windows at regular intervals on the sides and rear of the building, and extending the double cornice around the entire building.

3. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted by the City Council.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AS AMENDED WITH FOUR PARKING SPACES LABELED "HANDICAPPED" AND TWO SPACES LABELED "LATE TERM PREGNANCY PARKING ONLY".

**Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated staff has met with the applicant since the draft Staff Reports were delivered to the Commissioners.

Some compromises have been reached as follows:

1. Staff is no longer requesting that the parking next to Rose Street be deleted. The parking along the north property line will be compact parking stalls, which will allow for a 5 foot wide planter with 24 inch box trees 20 feet on center adjacent to the single family property to the north. In addition, the applicant has agreed to place an 8-foot wide landscape planter finger in the middle of the parking row on the eastern edge of the property. That is acceptable as it will break up the parking lot and there is a parking lot located east of this property.

2. The applicant has agreed to work with staff on the placement of windows around the perimeter of the building.

Staff recommended approval, subject to the following condition changes:

Condition No. 1 should read: Submittal of a revised site and landscape plan that depicts an eight foot wide landscape planter finger in the middle of the eastern parking row, designate parking spaces on the north property line as compact spaces, and provide a five foot wide landscape planter along the northern property line with 24 inch box trees 20 feet on center. In addition, the parking shall be reconfigured to provide the required six handicapped spaces.

Condition No. 2 should read: Work with staff to locate windows at regular intervals on all sides of the rear and sides of the building and extend the double cornice around the entire building.

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

Z-0020-97(32) - BEAN FAMILY TRUST

4. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

5. No wallpack lighting shall be allowed on the sides of the building.

6. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

Public Works

9. Construct all incomplete half-street improvements on Rose Street adjacent to this site concurrent with development of this site.

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

11. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

KELLY THOMAS, The Fort Defiance Corporation, 3343 Meade Avenue, appeared to represent the applicant. Instead of the six handicapped parking spaces, they are proposing four spaces as this building will be primarily an OBGYN office. They plan to label the two parking spaces adjacent to the handicapped spaces LATE TERM PREGNANCY PARKING ONLY.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on May 2, 2001.

(8:30 - 8:35) 2 - 2250 RECESS

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ACTION

Z-0020-97(32) - BEAN FAMILY TRUST

APPROVED

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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Z-0020-97(32) - BEAN FAMILY TRUST

APPROVED

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

14. Site development to comply with all applicable Conditions of Approval for Z-20-97 and all other site-related actions.

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ITEM

ACTION

B-32.

**Z-0100-97(3) - UNION PACIFIC RAILROAD
COMPANY ON BEHALF OF FURNITURE MART
ENTERPRISE, LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 1,000,000 SQUARE FOOT COMMERCIAL DEVELOPMENT AND FOR A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on approximately 36.11 acres at the northwest corner of the intersection of Bonneville Avenue and Grand Central Parkway (APN: 139-33-610-002), Ward 5 (Weekly).

NOTICES MAILED 22

APPROVALS 2 Speakers

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. The adequacy of parking shall be reviewed by the Planning Commission and City Council within two years of the approval of this Site Development Plan Review, at which time the Planning Commission and City Council may require additional parking be provided for the facility.

3. The rear (west) elevation of the Phase I building shall depict a loading area enclosure, consisting of an effective solid screen at least 10 feet in height, or meeting all landscape screening requirements of the approved Site Development Plan Review and Site Development Standards for Lot 1 for service and dock areas, along the full loading area perimeter.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH TWO CONDITIONS TO BE CLARIFIED WITH STAFF PRIOR TO THE CITY COUNCIL HEARING.

Motion carried with Buckley abstaining due to the fact that

the Furniture Mart is a client of his law firm and Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business.

(Littlefield excused)

CHAIRMAN GALATI disclosed that his firm has done work for the Union Pacific Railroad on Lot 1, which is not the lot on this application and he is currently not under contract with them and has not had any discussions with them.

CHRIS GLORE, Planning and Development, stated the planned development zone for the 222 acre project area incorporates specific development standards which were adopted for the Lot 1 Master Plan under Site Development Plan Review Z-0100-97(1). This site is subject to those standards. This project represents a different type and intensity of use being contemplated under the approved Lot 1 Master Plan, although the Furniture Mart will be consistent with the Trade Center category of allowable commercial retail uses within the Lot 1 Master Plan Standards.

The off-street parking requirements set by the Master Development Plan Standards for Lot 1 require two parking spaces per 1,000 square feet of retail space, which has precedence over Title 19A because it is a standard specific to the Planned Development Zoning regulating this site. The parking standard for Trade Center land use was not set by the approved development standards for Lot 1. However, staff is applying the closest standard of two spaces for 1,000 square feet of retail. The proposed Furniture Mart requirement is approximately 1,483 parking spaces. Because the Trade Center use will generate less traffic than a typical retail use of this magnitude, the waiver of the parking standard would be appropriate with the recommended condition requiring a review of the adequacy for parking within two years of the approval of this Site Development Plan Review. The Planning Commission and City Council may require additional parking at that time. There are additional surface parking lots proposed adjacent to this building. Staff recommends those lots not be provided at this time because they tend to discourage the use of parking garages even if adequate parking spaces are available within the garages.

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ITEM

ACTION

**Z-0100-97(3) - UNION PACIFIC RAILROAD
COMPANY ON BEHALF OF FURNITURE MART
ENTERPRISE, LIMITED LIABILITY COMPANY**

4. The site plan shall be revised to depict substantial outdoor plazas with seating areas and appropriate landscaping to encourage pedestrian gathering, including at a minimum an area adjacent to the north of the building.

5. The details of all exterior signage shall be submitted with a Master Sign Plan for approval by the Planning Commission, prior to issuance of a Certificate of Occupancy.

6. A detailed landscaping plan in compliance with all Landscape Architecture Design Criteria requirements of the approved Site Development Plan Review and Site Development Standards for Lot 1 shall be submitted for approval of the Planning and Development Department, prior to the issuance of any building permits for the site.

7. The applicant shall participate in the development of a major trail/ landscaped buffer feature along I-15 and US-95/I-515, and shall develop such trail along their western and northern property edges. Such trail shall be 75 feet deep, and include a 15 foot-wide asphalt walking/jogging/biking trail, exercise equipment, sitting areas, and heavy landscaping (3 staggered rows of 24-inch box trees, each row 25 feet on-center). Such trail shall have eventual connectivity into other downtown trails such as a trailhead near City Hall to the Bonanza Trail and the possible Third Street pedestrian corridor, linking to the regional trail plan.

8. All decorative paving, including square and round intersections, pedestrian plazas, and entry plazas, shall consist of stamped colored concrete or handset pavers or some other type of decorative amenities subject to approval by the Planning and Development Department Staff.

The Phase 1 project will not be consistent with the Lot 1 Master Plan Policy to create a vibrant and mixed use environment, by reducing walkable exterior spaces in places that enhance and reinforce the downtown experience. There is a condition requiring outdoor plazas with seating areas and appropriate landscaping to encourage pedestrian gatherings, including the area adjacent to the north of the building, in order that a positive precedent is set with this proposal.

The submitted materials do not address screening of the loading area on the west side of the building. There is a condition requiring the rear of the Phase 1 building elevation to incorporate appropriate loading area screening consisting of an enclosure of either a 10 foot high solid wall or meeting all landscaping screening requirements of the approved Lot 1 Master Plan for service and dock areas around the full loading area perimeter.

The landscaping plan generally complies with the requirements of Lot 1 Master Landscape Plant list. A complete landscape plan must be submitted meeting all the applicable standards for staff's review.

Staff is also recommending a condition requiring compliance with the conceptual plans for a 75-foot wide trail to serve the emerging downtown residential community in the next five to ten years.

The garage levels will not be visible in the building elevations as they will be set within earthen embankments and create a visual pedestal for the building's upper levels. Therefore, the project is not in literal compliance with Lot 1 Master Plan standards that require exterior walls of all parking structures be designed to be compatible in color, texture, detail, and articulation of the surrounding buildings. Staff feels a suitable alternative has been proposed by the project design, although the change in elevation between the street level and pedestrian entrances diminishes the effectiveness of any pedestrian environment created at the street level. There is little design relationship between the proposed exterior design and the design of the adjoining County Administrative complex, except the façade materials and colors. Because of the dynamic design proposed for this project, the building will set a precedent for the design of future buildings in the area and should be considered carefully. Staff recommended approval, subject to the conditions.

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ITEM

ACTION

**Z-0100-97(3) - UNION PACIFIC RAILROAD
COMPANY ON BEHALF OF FURNITURE MART
ENTERPRISE, LIMITED LIABILITY COMPANY**

9. Any deviations from the approved master plan and master development standards shall require approval of a waiver to be heard at a public hearing before the Planning Commission and City Council.

10. This site development, including land uses, pedestrian, vehicular and transit circulation systems, and general development standards, shall be coordinated with the City-owned 61-acre parcel to the east of this site, and the UP-owned 39-acre parcel to the south of this site.

11. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

Public Works

13. Dedicate appropriate right-of-way for a total radius of 54 feet on the northwest and southwest corners of Discovery Drive and Grand Central Parkway prior to the issuance of building or grading permits for this site. Additional rights-of-way may also be required in accordance with the approved Traffic Impact Analysis.

14. Construct full-width improvements on Discovery Drive (aka World Drive) through this site concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. This is the first phase of a multi-phase project. It is part of the Union Pacific property downtown and will be a great asset to the growth and revitalization of downtown and become an integral part of the City's plan for the downtown area. Economic benefits are important to be considered. This will be a \$750 million project when it gets built out. It will result in the creation of jobs and tax revenues, etc. An economic study was done at UNLV.

GREG BORGEL, 300 South 4th Street, said the UNLV study indicates that if the whole project were built out at 7.5 million square feet there would be 1,500 employees downtown on site and up to one million visitors per year with 17,000 jobs created in the community in Phase 1. At build-out there would be 44,000 jobs created and in terms of overall economic activity at peak would approach two billion dollars for the area. This could kick start the downtown activity with new visitors and new uses.

ATTORNEY FIORENTINO commended staff for their work on this project. A couple of the conditions relate to the overall Master Plan that have already been adopted and require this development to be coordinated with the adjacent City-owned parcel. Because that City parcel is still under flux as to its uses, etc., this applicant will be coming before the City with some adjustments as this is built out. He was concerned about the wording in Condition No. 7 as to where the trail is to be located, how large it has to be, etc. He accepted the condition but wants to meet with staff prior to the City Council hearing. They know the improvements will have to be constructed on Discovery Drive as indicated in Condition No. 14, but are uncertain as to the timing. The applicant plans to meet with Public Works on that condition.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. He wanted to make sure the trail will be in place and an adequate size. This applicant does not keep up their existing landscaping, so he was concerned that they will not keep up the landscaping on this property.

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ITEM

ACTION

**Z-0100-97(3) - UNION PACIFIC RAILROAD
COMPANY ON BEHALF OF FURNITURE MART
ENTERPRISE, LIMITED LIABILITY COMPANY**

15. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. In addition, coordinate with the Traffic Engineer regarding the proposed entry feature at the intersection of Discovery Drive (aka World Drive) and Grand Central Parkway prior to the submittal of any construction drawings; comply with the recommendations of the Traffic Engineer.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if

AL GALLEG0, Citizen of Las Vegas, appeared in approval. He was concerned as to the location of the notification area. There will be a lot of trucks at this Furniture Mart. He wondered where the parking and loading docks will be located.

CHAIRMAN GALATI declared the Public Hearing closed.

MR. GLORE said the notification radius was 750 feet from the larger parcel line, not just the subject site. The proposed number of parking spaces is 1,000 within the parking garage. The loading area will be at the west end of this property adjacent to the building and reached via a separate service drive to Bonneville Avenue.

MR. BORGEL added that the 1,000 parking spaces are in Phase 1 with 1,500 employees. There will be additional parking at ultimate build-out of the project. This will be a permanent showroom facility so there will not be the kind of truck traffic as there is at the County's Convention facility. He will communicate the concern about the maintenance of landscaping to the Union Pacific Railroad Company. This is not a furniture warehouse, nor a retail facility. Major manufacturers of furniture from around the country, and potentially from around the world, can set up showrooms in which buyers for major sales facilities elsewhere can come to town and order large quantities of furniture where only one sample would be kept on this site for display purposes. The shipping would be done from the manufacturing facility elsewhere and not even come through Las Vegas.

COMMISSIONER QUINN said he has gone to the Furniture Mart in Los Angeles and found there is not much traffic because the buyers have to possess a pass. Oftentimes the buyers come to these types of places in cabs.

MR. BORGEL said they plan to have ten loading docks on the site.

COMMISSIONER TRUESDELL felt this is a great new business for Las Vegas. The furniture is not leaving the building on a daily basis. This will enhance the tourist and business stature. It will be adjacent to a freeway and have good access points.

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ITEM

ACTION

**Z-0100-97(3) - UNION PACIFIC RAILROAD
COMPANY ON BEHALF OF FURNITURE MART
ENTERPRISE, LIMITED LIABILITY COMPANY**

recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first., if allowed by the City Engineer.

18. Site development to comply with all applicable Conditions of Approval for Z-100-97 and all other site-related actions.

COMMISSIONER QUINN was concerned about the reflection of the exterior of the building. Another concern was the homeless loitering on this property.

MR. BORDEL stated they do not anticipate using any reflective type of material on the freeway side of the building.

CHAIRMAN GALATI felt there is a need for this type of project in Las Vegas now that it has grown. Las Vegas is good at bringing in tourists, etc.

To be heard by the City Council on May 2, 2001.

(8:52 - 9:16) 2 - 2680

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

ACTION

B-33.

Z-0087-98(2) - LB LVTC II, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 90,290 SQUARE FOOT OFFICE BUILDING on approximately 6.0 acres located at the southeast corner of Trinity Peak Avenue and Buffalo Drive (APN: 138-15-310-011), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

NOTICES MAILED 331

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The site plan shall be revised to depict handicapped spaces relocated so as to provide the most direct and practical access to a primary handicapped-accessible building entrance.
2. The landscape plan shall be revised to depict a seven-foot-wide landscaping median along the entire length of the subject property with a break for the driveway cut, as approved as part of the overall site review for the Las Vegas Technology Center Phase II.
3. The landscape plan shall be revised to depict landscape island/fingers, the length of the parking space to which it is adjacent, with a planting width of 5 feet, and containing two 24-inch box trees and groundcover, provided at a rate of one per six parking spaces throughout the site, except for the spaces adjacent to the building.
4. A revised landscaping plan shall be submitted prior to or at the same time application is made for a building permit.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 2 DELETED.

Motion carried with Buckley abstaining inasmuch as his firm represents Lehman Brothers.

(Littlefield excused)

COMMISSIONER TRUESDELL clarified that his firm manages common areas of Phase 1 of the Tech Park. However, they do not have any involvement with this project.

PHYLLIS GABB, Planning and Development, stated this office use is appropriate within the Business Park zoning designation. The elevations depict a two-story building of light tan with beige accents and cornices. The windows and door framings are depicted as light green metallic materials and the large green tinted windows have a subtle reflective quality. The submitted elevations are appropriate for the area and depict the high quality of development anticipated for the Las Vegas Technology Center. The site plan depicts an orderly site layout with adequate parking provided. There is a condition recommending handicapped parking to be relocated adjacent to the primary entrance. The landscaping generally conforms to the overall site review for Phase 2 of the Las Vegas Technology Center, as well as the Las Vegas Urban Design Guidelines and Standards. Staff has recommended a condition that landscape islands have a planting minimum width of 5 feet containing two 24 inch box trees and shrubs at a spacing of one per six parking spaces. Staff would like to delete Condition No. 2. Staff recommended approval, subject to the conditions.

THOMAS HART, Thomas & Mack Development Group, L L C, 7181 Amigo, Suite 100, appeared to represent the applicant. He concurred with staff's conditions and thanked staff for their assistance.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on May 2, 2001.

(9:16 - 9:21) 3 - 210

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ITEM

ACTION

Z-0087-98(2) - LB LVTC II, LIMITED LIABILITY COMPANY

APPROVED

5. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

7. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

10. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

Public Works

11. Dedicate 40 feet of right-of-way adjacent to this site for Trinity Peak Avenue and a 54 foot radius on the southeast corner of Buffalo Drive and Trinity Peak Avenue prior to the issuance of any permits.

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Z-0087-98(2) - LB LVTC II, LIMITED LIABILITY COMPANY

APPROVED

12. Dedicate appropriate right-of-way adjacent to this site for an exclusive right turn lane on Buffalo Drive in accordance with Standard Drawing #201.1 prior to the issuance of any permits.

13. Construct half-street improvements including appropriate overpaving (if legally able) on Trinity Peak Avenue adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards.

14. Coordinate with the Collections Systems Planning Section of the Department of Public Works to determine appropriate public sewer connection routes to service this site prior to the submittal of any construction drawings. Comply with the recommendations of the Collections Systems Planning Section. All public sewer lines and/or sewer easements needed to connect this site to the public sewer system shall be in place prior to occupancy of this site.

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

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ITEM

ACTION

Z-0087-98(2) - LB LVTC II, LIMITED LIABILITY COMPANY

APPROVED

16. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Alternatively, comply with the recommendations of the previously approved Traffic Impact Analysis prior to occupancy of the site.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site if allowed by the Planning Engineer.

18. Site development to comply with all applicable Conditions of Approval for Z-87-98 and all other subsequent site-related actions.

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ITEM

ACTION

B-34.

Z-0073-99(1) - KMW, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 7,675 SQUARE FOOT OFFICE BUILDING on 2.18 acres located on the northeast corner of the intersection of Gowan Road and Buffalo Drive (APN: 138-10-201-012), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

NOTICES MAILED 160

APPROVALS 0

PROTESTS 3 Speakers

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. The site plan shall be revised to depict a 25-foot front yard setback unless the City Council approves a Variance to reduce the front yard setback to 18 feet.
3. The landscape plan shall be revised to show a 25-foot wide landscape planter along Gowan Road unless the City Council approves a Variance to allow an 18-foot front yard setback.
4. The entire site shall be landscaped, as depicted on the landscape plan as amended, prior to occupancy of this building.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NOS. 2 AND 3 DELETED AND CONDITION NO. 4 AMENDED.

Motion carried with Galati voting NO and Truesdell abstaining due to the fact his in-laws live just north of this site.

(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated staff has met with this applicant subsequent to the draft Staff Reports being delivered to the Commissioners. Staff has agreed with the applicant to allow this portion of the site along Buffalo Drive to be considered as the front. That will alleviate the applicant having to obtain a Variance for the front yard setback. Also, the applicant has agreed to file for a parcel map on the property that will allow all the required parking to be located on the subject parcel. In addition, staff has agreed to amend Condition No. 4 to read: All landscaping along Gowan Road and Buffalo Drive must be installed prior to occupancy of this building. He requested an additional condition that requires recordation of a Parcel Map that will allow for all required parking on the site. Staff recommended approval, subject to the conditions.

ERIC MILLER, 2900 South Rancho Drive, appeared to represent the applicant.

CHAIRMAN GALATI declared the Public Hearing open.

ROBIN MANN, 7533 Grenfell Drive, appeared in protest. The neighbors have agreed to one single story office building. She asked for clarification on what is actually being proposed.

MR. MILLER said this could result in two buildings, but this proposal is for a single story building. He showed the site plan on the monitor. Even though this is divided into two buildings, it would not exceed the square footage allowed for the site because it is limited to the parking requirements.

CHAIRMAN BUCKLEY pointed out that there is a condition requiring the site development to comply with all applicable Conditions of Approval for the zone change.

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ITEM

ACTION

Z-0073-99(1) - KMW, LIMITED LIABILITY COMPANY

5. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

6. All development shall be in conformance with the submitted plans and building elevations except as revised by conditions.

7. All City Code requirements and design standards of all City departments must be satisfied.

8. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All exterior lighting shall meet the standards of LVMC Section 19A.08.060(C).

11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

JOE MANN, 7533 Grenfell Drive, appeared in protest. He was concerned that this project will be changed after it is approved. He would be agreeable to one building with the normal amount of square footage allowed. Across the street there will be single story homes built. He was also concerned about the noise from the traffic.

MR. MILLER explained that the proposed building will be a single story dental office. He added that they plan to develop the building on the corner and all the parking that surrounds it and the paving up to Buffalo Drive to the secondary access. The balance of the site will remain undeveloped until a tenant is obtained. The landscaping will just be around the perimeter of this building.

TONY BRUGES, 4009 Poppy Fields Drive, appeared in protest. He was concerned that this development will be changed from what was originally approved. The neighbors were told this would be one single story building on this corner. This is not appropriate and everyone involved should be notified.

CHAIRMAN GALATI declared the Public Hearing closed. The last applicant for this site was required to work with the neighborhood. He was uncomfortable in just approving one building at a time on this site. He urged the applicant to meet with the neighbors.

MR. MILLER said there will be a residential feel to this project. The remainder of the site could remain vacant for a considerable amount of time. They exceed the parking requirements. More square footage could be obtained if this were one massive building for the entire site.

COMMISSIONER GORDON agreed that splitting this project into smaller buildings creates a more residential appearance.

ROY HOLT, 1200 South Martin L. King Boulevard, appeared to represent the application. There is no architectural design for the second building, but it would be similar to the first one. The Commission could approve the entire site plan.

MR. McCULLOCH explained that if the entire site plan was considered this application would have to be re-notified.

To be heard by the City Council on May 2, 2001.

(9:26 - 9:42) 3 - 520

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ACTION

Z-0073-99(1) - KMW, LIMITED LIABILITY COMPANY

APPROVED

12. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

14. Landscape and maintain all unimproved rights-of-way on Buffalo Drive and Gowan Road adjacent to this site as required by the Department of Public Works.

15. Submit an Encroachment Agreement for all landscaping and private improvements located in the Buffalo Drive and Gowan Road public rights-of-way adjacent to this site prior to occupancy of this site.

16. Site development to comply with all applicable Conditions of Approval for Z-73-99 and all other site-related actions.

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ITEM

ACTION

B-35.

**SD-0012-01 - ASTORIA IRON MOUNTAIN,
LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 140 LOT SINGLE-FAMILY SUBDIVISION on 35.32 acres at the northeast corner of Iron Mountain Road and Fort Apache Road (APN: 125-05-401-001, 125-05-402-001, 125-05-403-001, and 125-05-404-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to RPD-3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

Truesdell -

ABEYANCE TO THE APRIL 26, 2001 PLANNING COMMISSION MEETING

Motion carried with Buckley abstaining inasmuch as his law firm works for Astoria Homes and Gordon abstaining because the law firm that represents this application is also the firm that handles the land use issues for his business and the principal of Astoria Homes is a partner of his firm in numerous projects.

(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated that the applicant has requested this item be held in abeyance until the April 26, 2001 meeting in order to revise the site plan.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Astoria Homes. They would like to have this item held for 30 days.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on April 26, 2001.

(6:18 - 6:20) 1 - 590

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ITEM

ACTION

B-36.

**Z-0012-98(3) - TRIPLE FIVE NEVADA
DEVELOPMENT CORPORATION**

Request for a Master Sign Plan Review for property located at the southeast corner of the intersection of Alta Drive and Rampart Boulevard (Boca Park, Phase III) (APN: 138-32-412-019), PD (Planned Development), Ward 2 (L.B. McDonald).

NOTICES MAILED 177

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Amend the Master Sign Plan development standards to allow a maximum of 20% of any suite frontage to be used for wall signage.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated the applicant is proposing three pylon signs that are freestanding ground signs and three monument signs. The pylon signs are requested to be 40 feet in height with approximately 600 square feet of sign face. The upper portion of the sign will designate Boca Park Fashion Village, while the bottom portion will list major tenants. The signs will follow the same style and color of signs that were approved for Boca Park Phase 1. They are proposed to be located at the corner of Alta Drive and Rampart Boulevard, about mid site, and at the southern boundary all along Rampart Boulevard.

The monument signs are proposed to be internal to the site, with the exception of one monument sign to be located at the entrance off Alta Drive. They will be approximately 5 feet 6 inches tall and 36 square feet of sign face. The upper portion of the sign will designate Boca Park Fashion Village, while the bottom will advertise major tenants. The wall signs proposed require the length of occupant signs to be a minimum of 40% and a maximum of 75% of building frontage. There is a condition that allows a maximum of 20% of any building frontage to be used for signage, with the exception of the Great Indoors big box retailer. The wall signage proposed requires the length of occupant signs to be 75% of the street frontage, which will result in excessively large signs for larger tenants. There is a condition that allows a maximum of 20% of any building frontage to be used for signage. The Master Sign Plan is within the parameters of allowable signage for a project of this nature. Staff recommended approval, subject to the condition.

GREG BORGEL, 300 South 4th Street, appeared to represent the developer. He accepted staff's condition. There is room for discussion on the amount of the fascia used for signage on the interior of the center as to what is a sign and what's an icon of the facility.

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**Z-0012-98(3) - TRIPLE FIVE NEVADA
DEVELOPMENT CORPORATION**

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. He asked if these signs will be electronic.

MR. BORGEL responded that they are not electronic.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER QUINN felt that the way this project has been put together he could not imagine a developer putting in objectionable signage.

To be heard by the City Council on April 18, 2001.

(9:21 - 9:26) 3 - 370

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ITEM

ACTION

B-37.

U-0138-99(1) - ST. GEORGE EPISCOPAL CHURCH

Request for a Review of Condition #7 on an approved Special Use Permit and Site Development Plan Review WHICH REQUIRED HALF-STREET IMPROVEMENTS FOR A 11,806 SQUARE FOOT CHURCH at the northeast corner of the intersection of Gilmore Avenue and Quadrel Street (APN: 138-09-501-040), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 4 (Brown).

NOTICES MAILED 115

APPROVALS 0

PROTESTS 2 Speakers

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Condition #7 amended to read:

"Construct all incomplete half-street improvements on Gilmore Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site."

2. Compliance with all other Conditions of Approval of the Special Use Permit and Site Development Plan Review (U-0138-99).

**Gordon -
DENIED
Unanimous
(Littlefield excused)**

PHYLLIS GABB, Planning and Development, stated the applicant's justification letter states that while the church is in agreement with the required Gowan Avenue improvements, the required Quadrel Street improvements will not be in conformance with the rural atmosphere of the neighborhood. At the time this action was approved by the City Council on February 16, 2000 the applicant had requested similar relief with similar arguments. However, because of the proximity to existing improvements on Gilmore Avenue directly across the street, it was determined by the City Council that the requirement for full half-street improvements adjacent to this site was appropriate. Half-street improvements have been required for other developments in the area. Nothing has changed in the area so the Condition of Approval is still valid and does not support the request for a review of Condition No. 7.

MICHAEL PETRIE, 50 South Jones Boulevard, Suite 202, appeared to represent the church. They did not object to improving Gilmore Avenue because they have two driveways on Gilmore and it is adjacent to a school. However, the improvements on Quadrel Street should not be required because all the residences are zoned Rural Estates and those residences are not required to do half-street improvements. Basically it's a 24-foot wide road, no sidewalks, no curb and gutter, no streetlights, etc. Currently adjacent to this church is a residential subdivision with a cul-de-sac with no half-street improvements. The traffic for the school is basically on Gilmore Avenue. With the half-street improvements they will have to put in streetlights, which will disturb the neighbors. There will be extensive landscaping adjacent to Quadrel installed by the church. This will be a 3,500 square foot church with additions in the future.

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U-0138-99(1) - ST. GEORGE EPISCOPAL CHURCH

CHAIRMAN GALATI declared the Public Hearing open.

TONY BRUGES, 4009 Poppy Fields Drive, said this property was annexed into the City. They will have to abide by the City regulations. He objected to the deletion of Condition No. 7.

ETHEL BRUGES, 4009 Poppy Fields Drive, appeared in protest.

DAPHNEE LEGARZA, Public Works, said that a year ago this applicant applied for similar relief and was denied. Nothing has changed in this area. There are improvements within 660 feet across the street at the school. The residents on the north are in the County and they have different requirements.

MR. PETRIE said they are improving Gilmore Avenue. They will provide the spandrel with the handicapped access ramp.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY wondered if the improvements could be timed with the additional phases.

MS. LEGARZA responded that all the improvements should be done in Phase 1 because it is one entire parcel.

This is final action.

(9:42 - 9:54) 3 - 1060

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ITEM

ACTION

B-38.

U-0147-99(1) - ONE BODY IN CHRIST CHURCH

Request for a Review of Condition #5 on an approved Special Use Permit WHICH REQUIRED PARKING LOT PERIMETER LANDSCAPING FOR AN OFF-SITE PARKING LOT AND A 2,806 SQUARE FOOT ADDITION TO AN EXISTING 2,289 SQUARE FOOT CHURCH (One Body In Christ) at 5300 and 5367 Jay Avenue (APN: 138-12-710-042 and 048), R-E (Residence Estates) and C-2 (General Commercial) Zones, Ward 6 (Mack).

NOTICES MAILED 272

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. *Condition #5 shall be amended to read:*

"Prior to obtaining a building permit, submit for approval by the Planning and Development Department a revised landscape plan depicting: a minimum landscape planter width of eight feet adjacent to all property lines with the exception of the north property line which is required to be 15 feet wide, and the south property line. The planters are required to consist of 24 inch box trees spaced a maximum of 20 linear feet on-center with the exception of the planters located adjacent to the north and west property lines of the church site and the off-site parking area which are required to have trees located a maximum of 30 linear feet on-center. Additionally, one 24 inch box tree is required for every six proposed parking spaces internal to the off-site parking area."

Gordon - ABEYANCE TO THE APRIL 12, 2001 PLANNING COMMISSION MEETING.

**Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated the applicant feels this review is warranted because the boundary area along the south property line is needed for fire truck turnarounds and drainage. The applicant is to provide a minimum of eight-foot wide landscape planters around the perimeter of the site, with the exception of the north property line, which was required to have a 15 foot wide planter. There is no justification for waiving the required landscaping. Staff recommended denial.

PASTOR DON BIRCH, One Body in Christ Church, appeared to represent the application. The required planter would result in having to cut into the building six feet on the east side. That will be expensive and if the planter could be smaller the Fire Department could still get into the rear of the building. Every time they meet with Public Works the requirements change after they leave the meetings. They have a portable structure in the rear that is used for the children. At the last meeting they were told the portable was permissible, but it should be removed when construction started. Now they are being told they did not pull permits for the portable. They have complied with the original conditions and have spent a considerable amount of money for Silver State Disposal to remove trash from the property. They are meeting with staff the next morning to see if Condition No. 5 can be negotiated.

CHAIRMAN GALATI suggested holding this item in abeyance to the next meeting to allow the applicant time to work with staff.

PASTOR BIRCH agreed to have this item held in abeyance to the April 12, 2001 meeting.

To be heard by the Planning Commission on April 12, 2001.

(9:54 - 10:00) 3 - 1510

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ITEM

ACTION

U-0147-99(1) - ONE BODY IN CHRIST CHURCH

2. Compliance with all other Conditions of Approval of the Special Use Permit (U-0147-99).

3. Application must be made for a Special Use Permit for the temporary classroom. If a Special Use Permit is not applied for and granted the structure must be removed from the site.

ABEYANCE TO APRIL 12, 2001

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ITEM

ACTION

B-39.

SNC-0001-01 - THOMAS J. AHEY

Request for a Street Name Change FROM JULIA WALDEN COURT TO JULIA WALDENE COURT FROM GOWAN ROAD NORTHERLY TO THE ENDPOINT OF THE STREET, Ward 4 (Brown).

NOTICES MAILED 18

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The applicant shall be responsible for all costs related to this Street Name Change.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITION.
Unanimous
(Littlefield excused)

CHRIS GLORE, Planning and Development, stated this request is to add an E to a street name. Staff recommended approval, subject to one condition.

THOMAS J. AHEY, 3636 Julia Waldene Court, appeared to represent the application. This street was named after his mother and between the Tentative Map and Final Map the E was left off.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER BUCKLEY felt there should be a Text Amendment to handle these types of requests.

To be heard by the City Council on May 2, 2001.

(10:00 - 10:02) 3 - 1770

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ITEM

ACTION

C.

NON-PUBLIC HEARING ITEMS:

C-1.

ABEYANCE - Z-0061-88(6) - STEWART CROSSING, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 16,000 SQUARE FOOT COMMERCIAL CENTER on 1.99 acres on the south side of Stewart Avenue, approximately 200 feet west of Nellis Boulevard (APN: 140-32-701-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. All development shall be in conformance with the site development plan, landscape plan, and building elevations, except where amended by Conditions of Approval.
2. If this Site Development Plan Review is not exercised within two years of this approval, this approval shall be void unless an Extension of Time is granted.
3. The landscape plan shall be revised to reflect the addition of one landscape finger along the front of the building west of the handicapped parking spaces. In addition, the landscape plan shall be revised to reflect compliance with the Rezoning (Z-66-88) condition of approval that required a minimum 20-foot wide landscape planter with a three-foot-high berm along all street frontages.
4. The submitted elevations shall be revised to depict a proposed decorative band around the all sides of building to be of contrasting colors and materials.

Quinn -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 4 AMENDED TO DELETE "AND MATERIALS" AND ADDITION OF A SECOND TRASH ENCLOSURE.

**Unanimous
(Littlefield excused)**

PHYLLIS GABB, Planning and Development, stated this commercial development is an allowed use within the C-1 (Limited Commercial) zoning district. The site plan depicts an orderly site layout with proper building setbacks and parking. This development will be compatible with the surrounding development. However, the landscaping is not in compliance with the rezoning Condition of Approval, which required a minimum 20-foot wide landscape planter with a three-foot high berm along all street frontages. Staff recommended approval, subject to the conditions.

DOUGLAS PURVIS, Purvis Architects, 2880 Meade Avenue, Suite 203, appeared to represent the applicant. Condition No. 3 requests an additional landscape finger adjacent to the handicapped parking spaces. This application was held in abeyance and a new site plan has been submitted with some easement changes. In regard to Condition No. 4, the south side of the building faces Wal-Mart's loading dock, but a contrasting color will be sufficient without the addition of more materials in the back.

COMMISSIONER GORDON asked the location of the trash enclosure.

MR. PURVIS pointed out on the monitor the location of the trash enclosure. The building is 274 feet in length.

COMMISSIONER GORDON was concerned about the distance to the trash enclosure. He suggested an additional trash enclosure on the east side to accommodate the tenants.

This is final action.

(10:02 - 10:09) 3 - 1850

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ITEM

ACTION

**ABEYANCE - Z-0061-88(6) - STEWART
CROSSING, LIMITED LIABILITY COMPANY**

APPROVED

5. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. The trash area enclosure shall be constructed of solid block, a minimum of six feet in height, and designed to match colors of the building.

7. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Construct all incomplete half-street improvements (sidewalk) on Stewart Avenue adjacent to this site.

10. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

11. Coordinate with the Sewer Collections system section of Public Works for the construction and location of all required sewer connections and easements prior to the submittal of any construction drawings for this site.

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ITEM

ACTION

**ABEYANCE - Z-0061-88(6) - STEWART
CROSSING, LIMITED LIABILITY COMPANY**

APPROVED

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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ACTION

**ABEYANCE - Z-0061-88(6) - STEWART
CROSSING, LIMITED LIABILITY COMPANY**

APPROVED

14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or the approved drainage plan/study concurrent with development of this site recommends local drainage facility improvements as. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the Planning Engineer.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

C-2.

**ABEYANCE - Z-0071-99(4) - CRAIG
MARKETPLACE, LIMITED LIABILITY
COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 7,019 SQUARE FOOT RETAIL BUILDING on a 0.99 acre site located on the south side of Craig Road, approximately 400 feet east of Tenaya Way (APN: 138-03-701-018), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

Truesdell -

ABEYANCE TO THE APRIL 26, 2001 PLANNING COMMISSION MEETING.

Motion carried with Gordon abstaining due to the fact his firm is partners with the principals of the applicant.

(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated this application was held from the last meeting in order to get revised elevations, which have never been received by staff. Therefore, this item should be held in abeyance.

VICKY TROY, Total Scope, 528 Gold Hill Road, said there is no problem in having this item held for 30 days. They have a concept plan completed and anticipate reviewing that plan with staff next week.

To be heard by the Planning Commission on April 26, 2001.

(6:20 - 6:21) 1 - 660

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ITEM

ACTION

C-3.

ABEYANCE - TM-0006-01 - AMERICAN CITY VISTA - SANDRA NORRIS 1990 LIVING TRUST

Request for a Tentative Map for 409 lots on approximately 32 acres on the northwest corner of the intersection of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Weekly).

STAFF RECOMMENDATION: ABEYANCE, PENDING DISPOSITION OF SITE DEVELOPMENT PLAN REVIEW AT CITY COUNCIL.

Truesdell -

ABEYANCE INDEFINITELY ITEM NOS. B-8, B-9 AND C-3. Motion carried unanimously with Buckley abstaining inasmuch as his law firm does work for KB Homes. (Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated that on March 16, 2001 the applicant requested these items be held in abeyance indefinitely to be able to work with the surrounding neighbors and staff on a possible new site design.

RANDY TARR, KB HOMES, 750 South Pilot Road, appeared to represent the applicant. He concurred that this item should be held in abeyance indefinitely.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:12 - 6:15) 1 - 380

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ACTION

C-4.

**Z-0020-97(31) - UNIVERSITY OF NEVADA
LAS VEGAS FOUNDATION**

Request for a Site Development Plan Review and a Waiver of the Las Vegas Medical District sidewalk requirement FOR A PROPOSED 1.04 ACRE PARKING LOT at the southwest corner of Palomino Lane and Tonopah Drive (APN: 139-32-803-001, 002, 003, and 004), PD (Planned Development) Zone, Ward 5 (Weekly).

Truesdell -
**ABEYANCE TO THE APRIL 26, 2001 PLANNING
COMMISSION MEETING.**

**Motion carried with Gordon not voting.
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated that today the applicant has requested abeyance until the April 26, 2001 meeting to work on some outstanding issues.

ROBERT LEWIS, Land Design Professionals, Inc., 6655 Bermuda Road, appeared to represent the applicant and concurred with having this item held to the April 26th meeting.

**To be heard by the Planning Commission on April 26,
2001.**

(6:21 - 6:23) 1 - 720

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ACTION

C-5.

Z-0069-99(2) - CONCORDIA HOMES OF NEVADA

Request for a Site Development Plan Review FOR A PROPOSED 27-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 9.59 acres at the northeast corner of the intersection of Elkhorn Road and Boyd Lane (APN: 125-13-402-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear for interior lots and 18 feet on all lots with adjacency to Elkhorn Road, Decatur Boulevard and Donald Road.

3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield excused)

JOEL McCULLOCH, Planning and Development, stated the overall density for this development will be 2.78 units per acre. This proposal meets or exceeds all the requirements for site layout, density and landscaping. Staff recommended approval, subject to the conditions.

ATHENA ALLEN, CVL Consultants, 6280 South Valley View Boulevard, Suite 200, appeared to represent the applicant. She concurred with staff's conditions.

This is final action.

(10:09 - 10:11) 3 - 2150

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Z-0069-99(2) - CONCORDIA HOMES OF NEVADA

APPROVED

5. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

6. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the southern, western and northern site boundaries.

7. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

Public Works

8. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

9. Site development to comply with all applicable Conditions of Approval for Z-69-99 and all other site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ACTION

C-6.

Z-0089-00(1) - JESUS AND DALIA SANCHEZ

Request for a Site Development Plan Review and a Waiver of Landscaping Requirements FOR A PROPOSED 844 SQUARE FOOT OFFICE on 0.15 acre at 2412 East Ogden Avenue (APN: 139-35-718-009), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
2. Submit for staff review a revised site plan depicting 14 parking spaces along the north side of the site, five spaces directly behind each structure, and the accessible space located in the front of the corner property.
3. A landscaping plan shall be submitted depicting full landscaping within the front yard and east side yard (adjacent to the building) of 2412 Ogden Avenue, to the satisfaction of Planning and Development Department staff.
4. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first. The landscaping plan shall depict all areas on the site to be re-planted, to the satisfaction of Planning and Development Department staff.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated staff has worked with the Traffic Engineering Division and the applicant to redesign this site. A one-way ingress will be from Eastern Avenue and a one-way egress onto Ogden Avenue. That will allow for 90 degree parking along the north wall and also next to the rear of the buildings with an approximate 20-foot wide one-way driveway. In addition, that will allow the existing landscaping in front of the office conversion to remain. Staff recommended approval, subject to the conditions.

DALIA SANCHEZ, 1804 Snughaven Court, 2412 East Ogden Avenue, appeared to represent the application. She concurred with staff's conditions.

This is final action.

(10:11 - 10:12) 3 - 2220

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Z-0089-00(1) - JESUS AND DALIA SANCHEZ

APPROVED

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ACTION

D.

DIRECTOR'S BUSINESS ITEMS:

D-1.

ABEYANCE - TA-0001-01 - CITY OF LAS VEGAS

Discussion and Possible action to Amend Title 19A.08.030(F) GRADING to add a new subsection entitled 3. SPECIAL USE PERMITS.

STAFF REQUESTED THIS ITEM BE STRICKEN FROM THE AGENDA

**Truesdell -
STRICKEN**

**Motion carried with Gordon and Quinn not voting.
(Littlefield excused)**

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item stricken from the agenda.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

This is final action.

(6:23 - 6:24) 1 - 760

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ACTION

E.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

ADJOURNMENT:

/lo

DAN CONTRARAS, Bonanza Village, asked in regard to the UPS item on this agenda whether the 10 feet on Martin L. King Boulevard will be forfeited. He asked when the widening of MLK will take place. He wondered about having a wrought iron fence instead of a block wall.

DAPHNEE LEGARZA said there is no schedule for that widening. The wall is wrought iron with block columns.

CHAIRMAN GALATI explained that the Planning Commission recommended the wall be constructed but at a location where it will not have to be torn down when Martin L. King Boulevard is widened.

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:14 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

LINDA OWENS, DEPUTY CITY CLERK